



£120,000 Guide Price

Rowood Drive, Solihull, B92 9NG

Commercial Property

0121 249 6207

BLACK & GOLDS  
COMMERCIAL PROPERTY

[www.blackandgolds.co.uk](http://www.blackandgolds.co.uk)



# Step Inside

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## Key Features

- Being Sold Via Online Auction
- Buy it now option available
- Buyers fee applies

## Property Description

Black and Golds are proud to offer this opportunity to purchase a vacant freehold investment located within a parade of shops, ideally situated along Rowood Drive, Solihull being sold via online auction.

## Main Particulars

Black and Golds are proud to offer this opportunity to purchase a vacant freehold investment located within a parade of shops, ideally situated along Rowood Drive, Solihull.

### DESCRIPTION

VACANT FREEHOLD INVESTMENT, the property comprise a ground floor retail unit.

10.994m x 5.229m

Previous Lease - 18 months from 1st Feb 2023 £9000pa.

### ACCOMMODATION

Ground floor retail shop, front sales area.

### LEGAL COSTS

Each party to be responsible for their own legal expenses.

### PARKING NOTES

On street parking to the front of the property.

Being Sold by Online Auction

Starting Bids from: £120,000

Buy it now option available

Please call or visit Goto Online Auctions for more information.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56

working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact Black and Gold Estate Agents.

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6000 including VAT and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

PLEASE NOTE: there are important restrictions and charges on the title of this property. You may wish to obtain further advice regarding this.

<https://auctions.gotogroup.co.uk/ServiceCase/Display/11177>

Material information:

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well

Telephone: 0121 249 6207

**BLACK GOLDS**

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