

Wm Morrison Supermarket

281 Stratford Road, Shirley, Solihull, B90 3AP

Freehold property offered for sale with vacant possession or to let.
Significant redevelopment potential for retail, residential or other uses.



Key Facts

- Purpose built food store building of 34,024 sq ft gross internal area
- Includes dedicated multi-storey car park providing circa 215 spaces over three levels
- Highly prominent location on Stratford Road with circa 31,369 passing vehicles per day
- Total site area of circa 1.61 acres
- Offered to let or for sale of a freehold basis
- Site offers excellent potential for redevelopment for retail, residential or other uses



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Description

The property comprises a 1980s purpose built food store arranged over basement, ground and first floor levels. It has frontages to both Stratford Road and Solihull Road.

It is set within a site of approximately 1.61 acres and includes a three level multi-storey car park for circa 215 cars accessed from Solihull Road/ Sutherland Avenue.

The former police station site adjoining the property is currently being redeveloped into a block of 32 new luxury apartments that are due to be completed in 2020. This adjoins the recently developed Dove Tree Court Retirement Living complex. Aldi are also developing a new store on the opposite side of Stratford Road.





Solihull Road

SUBJECT PROPERTY

Dove Tree Court
Retirement Living complex

Stratford Road

Shirley Town Centre

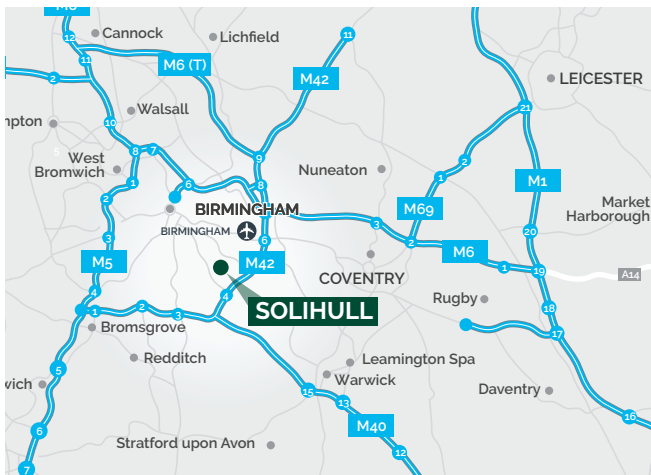
Parkgate Shopping Centre

Aldi

Sir Robert Peel
Residential Development

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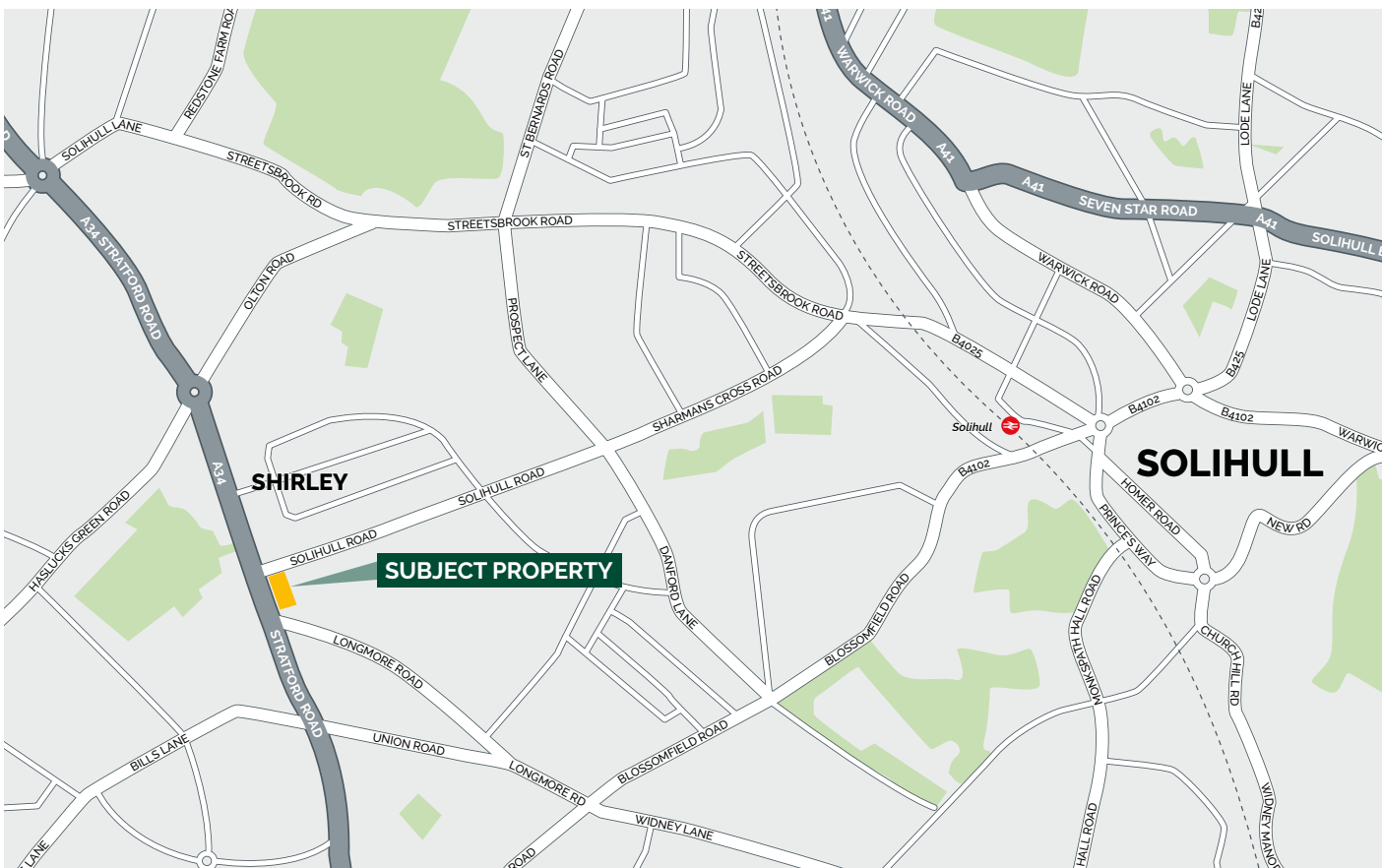


Location

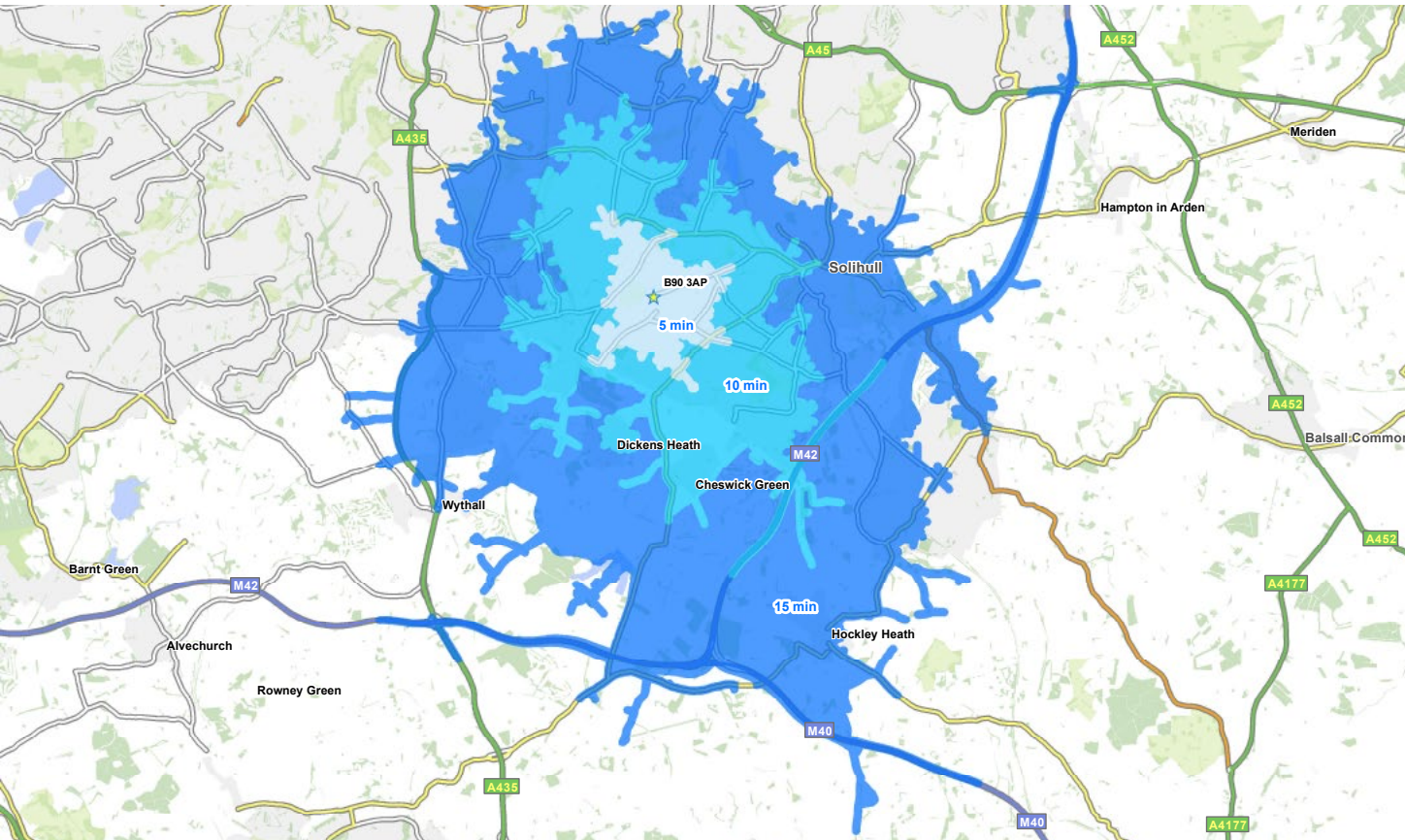
The property is located fronting both Stratford Road and Solihull Road in Shirley, which is a busy and affluent suburb located circa 5.5 miles south east of central Birmingham and approximately 2 miles to the east of Solihull town centre.

The heart of Shirley town centre is situated on Stratford Road, directly to the north of the subject property. This busy north-south thoroughfare has circa 31,369 vehicle movements per day (Source: DfT). The new Parkgate Shopping Centre 400 metres north of the property opened in 2014 and is anchored by an Asda supermarket and has a range of occupiers including Prezzo and Pizza Express.

Solihull Retail Park is located approximately 1 km to the south with occupiers including Sainsbury's, Marks & Spencer and B&Q.



Catchment and Demographics



Shirley is a town within the Metropolitan Borough of Solihull approximately 5.5 miles from Birmingham city centre. Solihull itself is 2 miles east and is recognised as one of the most affluent and desirable locations to live in the Birmingham area.

The population within a 15 minute drive time of the property is 220,064 people and this catchment demonstrates a strong economic demographic profile.

Home ownership and households with multiple cars are all 15% or more above national levels. The highest AB Social Grade grouping is 23% above the average and in employment terms higher managerial, administrative and professional roles are 22% above the national average.

(Source – Experian Census Report)

Drivetime Population B90 3AP – SOLIHULL



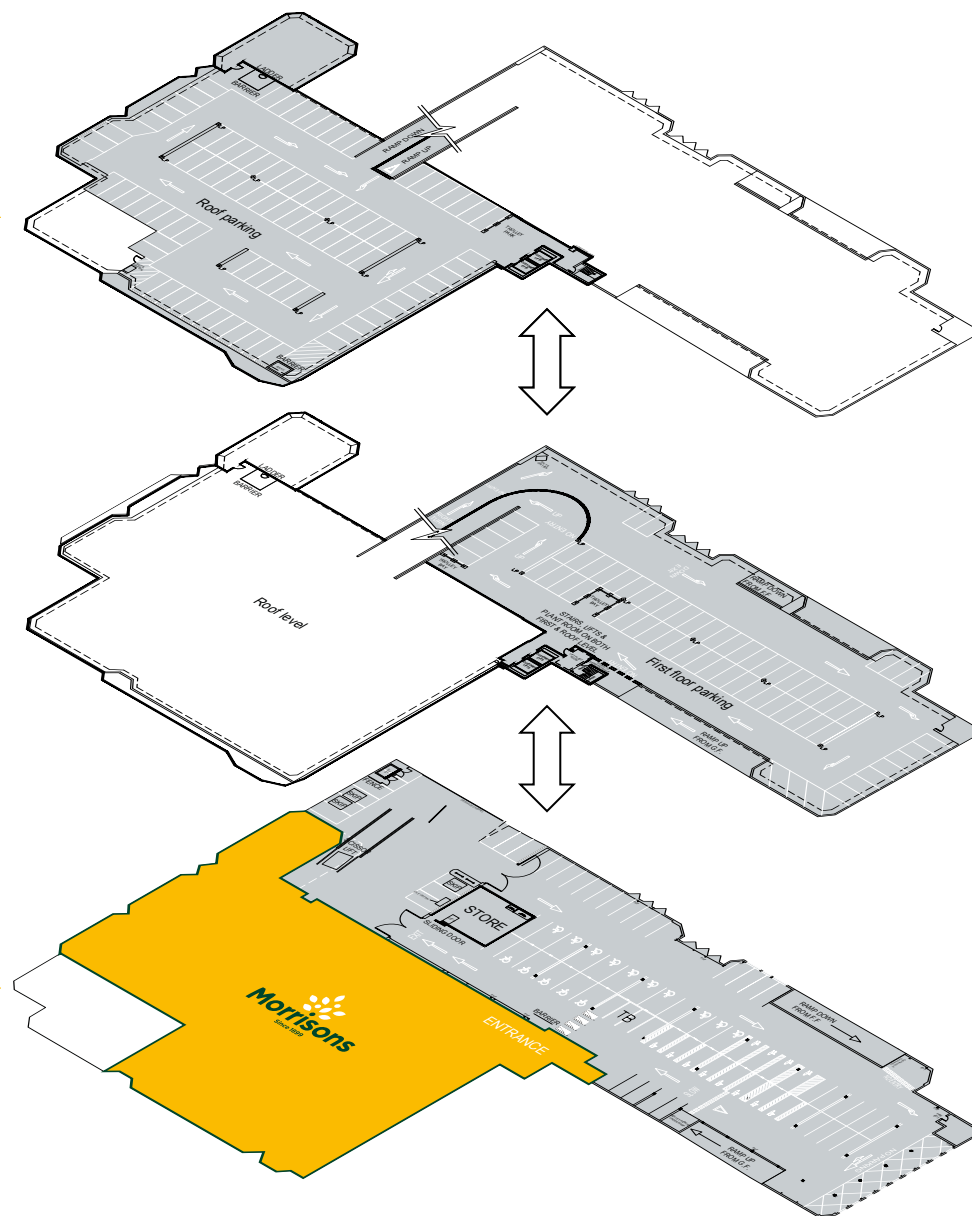
5 minute drivetime
20,827



10 minute drivetime
90,746



15 minute drivetime
220,064



Roof Level

First Floor

Ground Floor

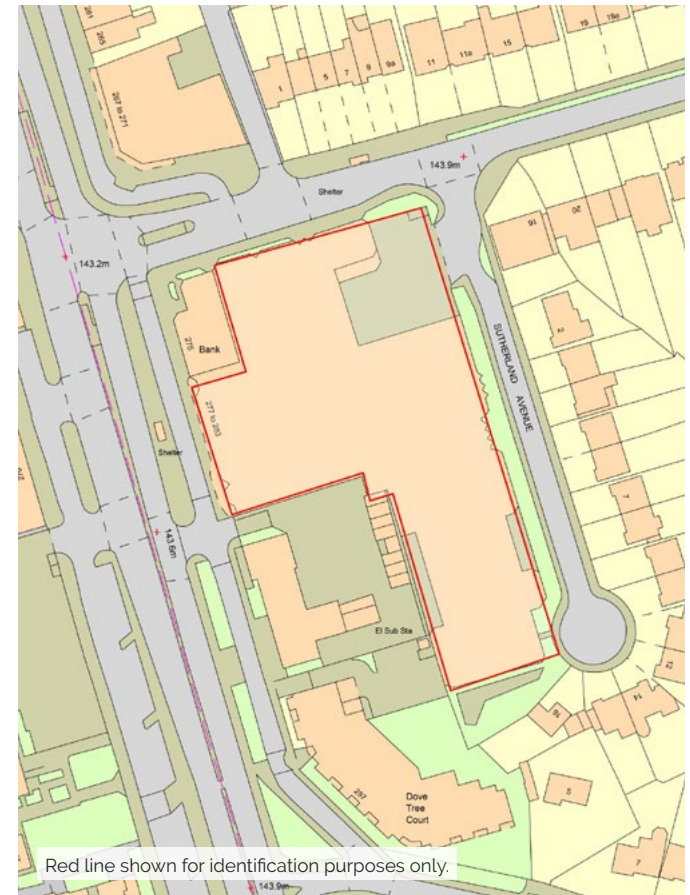
Floor and Site Areas

Based on information provided by Morrisons, we understand that the food store building has the following approximate gross internal floor areas:-

Basement	5,509 sq ft	512 sq m
Ground Floor	25,426 sq ft	2,362 sq m
First Floor	3,089 sq ft	287 sq m
Total GIA	34,024 sq ft	3,161 sq m

The overall site being offered for sale is estimated to have an area of approximately 1.61 acres (0.65 hectares).





Tenure

The property is held freehold under Title Number WM403627.

The HSBC premises in the north-western corner of the site do not form part of this property.



Planning Background

The site lies within the Town Centre Boundary of Shirley in the Solihull Local Plan and is not currently allocated for development. The current redevelopment of the adjoining police station site for residential use and the recent redevelopment of the neighbouring site to form Dove Tree Court Retirement Living complex are however notable. They have shown that the Council has considered residential uses to be acceptable in this general location, despite these sites also being within the Town Centre Boundary.

The site is in a sustainable location close to services, amenities and is well connected to nearby public transport.

The site is therefore viewed as having excellent potential for redevelopment for retail, residential or other acceptable town centre uses.

Shirley falls within a 'mature suburb' according to the relevant CIL charging zone map and therefore, parties interested in redevelopment will need to account for any relevant CIL charges.



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Rating

Based on information obtained from the Valuation Office, we understand that the current food store and premises have a Rateable Value in the 2017 List of £380,000.

Interested parties should make their own enquiries to confirm the current Rateable Value and any other associated rating issues.

The Opportunity

The freehold interest in the subject property is offered for sale either on an unconditional basis or by way of a subject to a planning contract for alternative use.

Alternatively, offers will be considered on an occupational leasehold basis for either the whole or parts of the premises.

Viewing and Dataroom

A comprehensive data room of legal and other information relating to the property including floor plans is available to interested parties.

For access to the dataroom or to arrange to view the property, please contact Alex Moorhouse of Colliers International at:

alex.moorhouse@colliers.com

Tel: 0113 200 1875



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VAT

VAT will apply in respect of the sale of this property.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

Energy Performance Certificate

An Energy Performance Certificate for the property is available in the data room.

Contact

For further information and to discuss this property, please contact sole agents Colliers International:-

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