

# 20 UNION ROAD SOLIHULL B91 3DH

FINN  
& CO.

**RECENTLY CONVERTED  
RESIDENTIAL BUILDING FOR SALE**

39 NEW WELL SPECIFIED VACANT FLATS WITH  
PARKING LOCATED IN SOLIHULL TOWN CENTRE



## OPPORTUNITY SUMMARY

- Located in the heart of the town centre
- Opposite Solihull NHS Hospital
- Total of 39 residential units extending to a combined Net Saleable Area of 22,820 sq ft including two new penthouse floors with large terraces
- Freehold with full vacant possession
- Comprises of 25 x one beds, 12 x two beds, 1 x 3 bed and 1 x studio
- Significant discount to VP value
- Offers in excess of **£7,000,000 (Seven Million Pounds)**, subject to contract and exclusive of VAT



# SOLIHULL

Solihull has a population of 207,000 and is considered a highly affluent borough in both the regional and national context. This is characterised by above-average levels of income and home ownership and a high proportion of residents (50%) classified as belonging to the Prosperous Suburbs socio-demographic classification.

The living environment, with a mix of urban and rural communities, key strategic sites, transport infrastructure and large amounts of green space are Solihull's key strengths, as evidenced by high levels of resident satisfaction with the area. Solihull residents also earn more than the UK average across all percentile groups with the positive wage differential increasing among the very highest earners.

Overall, Solihull has a high level of home ownership (74.5% of all households in 2011 compared to the UK average of 63%).

Solihull is an integral part of the West Midlands economy and the most productive in the region. The town supports Birmingham, the UK's second largest city, by being home to over 7,000 businesses employing more than 100,000 people. The workforce is recognised as being highly productive with GDP per capita of 130% of the national average, compared to a wider regional rate of 90%.

The M42 Economic Gateway is a major economic growth driver in the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) area and is home to key strategic assets and employers including Birmingham Airport, the National Exhibition Centre, Jaguar Land Rover, Birmingham and Blythe Valley Business Parks who draw in circa 85,000 workers to the Borough on a daily basis.



**SOLIHULL HAS A**  
**74.5%**  
**LEVEL OF HOME OWNERSHIP**

**7,000**  
**BUSINESSES EMPLOYING OVER**  
**100,000**  
**PEOPLE**

**NEC**  
**IS THE UK'S LARGEST AND EUROPE'S**  
**BUSIEST EXHIBITION CENTRE**

**WEEKLY EARNINGS**  
**13%**  
**HIGHER THAN THE**  
**NATIONAL AVERAGE**

**VOTED**  
**'BEST PLACE TO**  
**LIVE IN THE UK'**  
**(USWITCH SURVEY)**

# LOCATION

Solihull is a sub-regional centre in the heart of the West Midlands conurbation and is regarded as one of the region's most desirable office, retail and residential locations.

## ROAD

Solihull is located approximately 7 miles (11 km) south east of Birmingham city centre, 13 miles (21 km) west of Coventry, and 14 miles (22 km) north west of Warwick. London is approximately 120 miles (193 km) to the south east and Manchester approximately 80 miles (129 km) to the north west.

## RAIL

Solihull railway station has the following fastest direct journey times:

Birmingham (Moor Street/Snow Hill)	15 mins	High Wycombe	75 mins
Warwick	17 mins	London (Marylebone)	90 mins
Stratford-upon-Avon	28 mins		

## AIR

Birmingham Airport is located 4 miles (6.5 km) north of Solihull town centre, close to the intersection between the M6 and M42 motorways and is linked to both Birmingham International rail station and the National Exhibition Centre (NEC).



Inward business investment into the region has led to the runway at the airport being extended in 2014 and the airport now handles direct flights to China, the Middle East and New York.

Solihull Metropolitan Borough is renowned for its key economic assets, strategic transport infrastructure, high quality environment, aspirational housing and excellent schools, which are integral to its economic success.

These values have ensured that Solihull is a desirable place in which to live, work and invest. The town centre is strong, vibrant and of high regional importance containing a wide variety of shops, businesses and civic services.

# SITUATION

20 Union Road is situated in Solihull town centre less than one minute walk to the high street. Solihull boasts two shopping centres, Touchwood which is one of the UK's best known regional shopping destinations and has a reported annual footfall of 16 million. The scheme is anchored by John Lewis, H&M, Zara, Next, GAP and Apple. Mell Square is the traditional shopping heart of the town centre and is anchored by M&S and Sainsburys.

Solihull NHS Hospital is directly opposite the property.



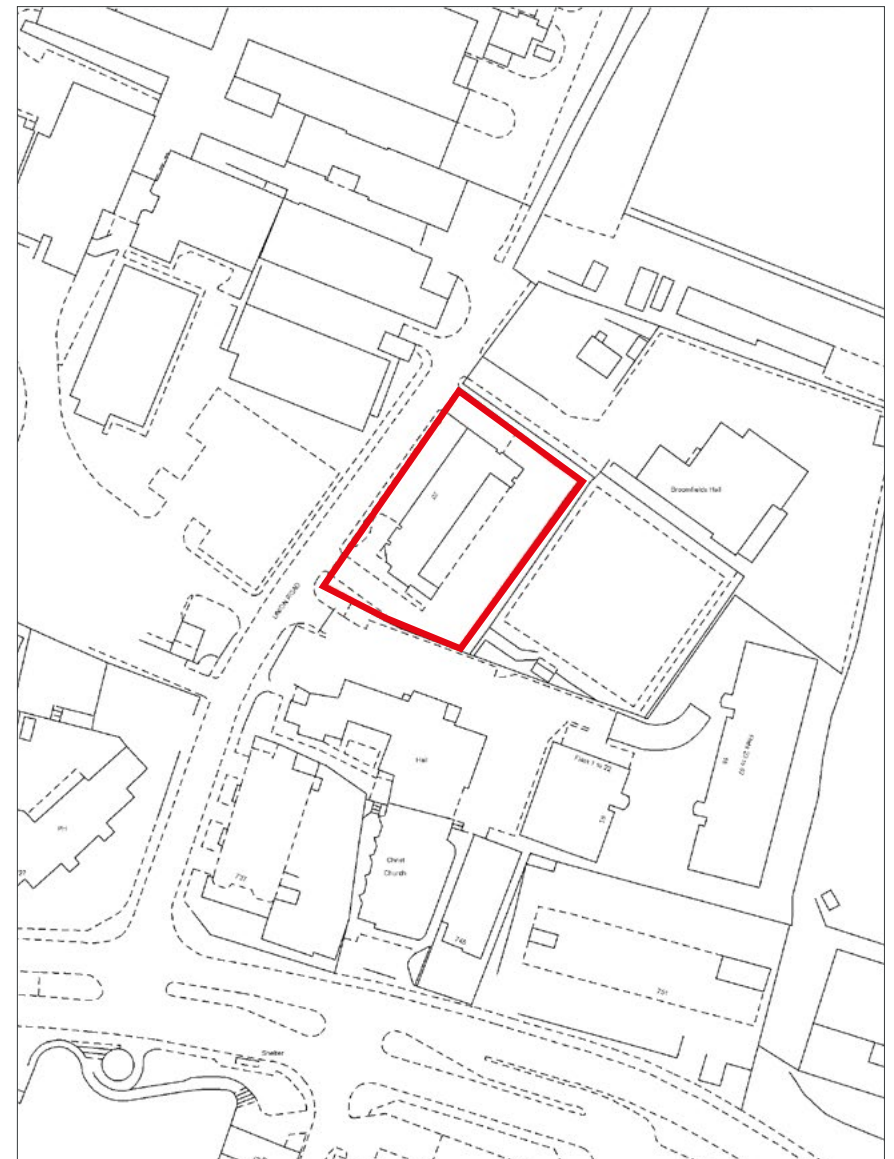
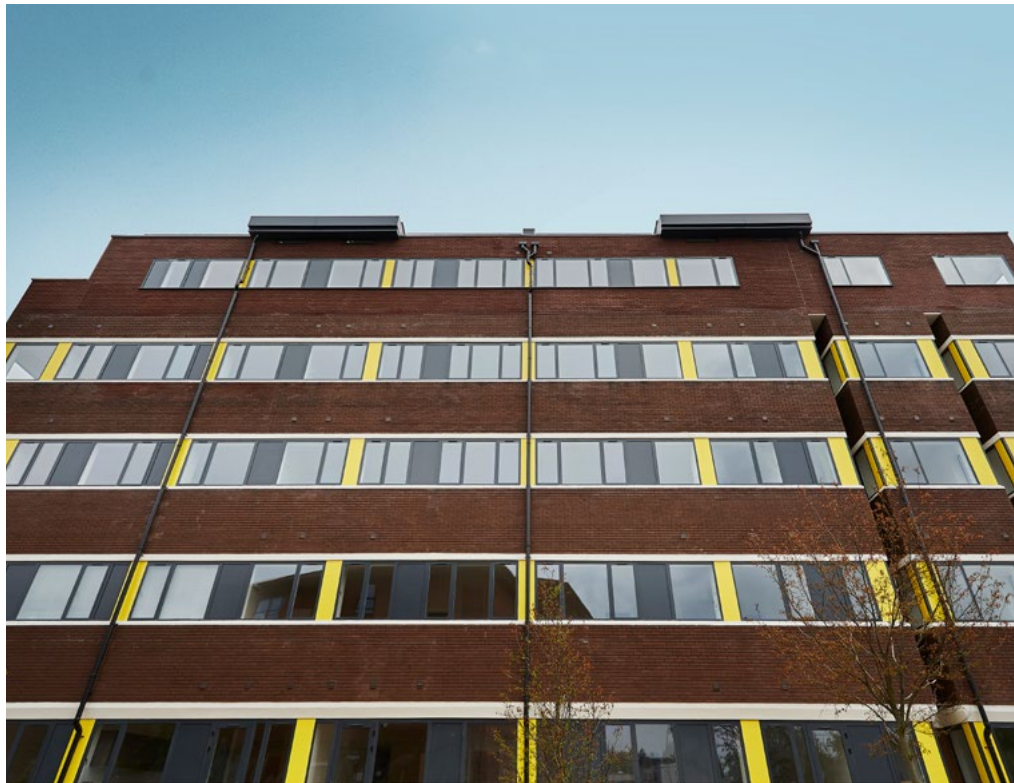
# DESCRIPTION

The property is a recently completed residential development with a total of 39 units arranged over ground to third floors, with new fourth and fifth floors being penthouses with terraces.

There are a total of 34 car parking spaces.

The total Net Saleable Area is 22,820 sq ft and comprises of the following:

- 25 x one beds
- 12 x two beds
- 1 x studio
- 1 x three bed





# SPECIFICATION

## KITCHEN

- Sleek handle-less design kitchens
- Quartz stone worktops in Luna colour
- Integrated Smeg Italian appliances (fridge/freezer, electric hob, extractor, oven, washer/dryer)
- Penthouse apartments include integrated dishwasher
- Brushed stainless steel sockets
- LED dimmable light fittings

## BATHROOMS

- Hanging wall toilets with hidden cisterns
- Stainless steel baths
- Porcelain tiles throughout the bathrooms
- Mirror with integrated LED lights
- Shaving sockets

## FLOORING

- Limed oak engineered wood flooring throughout

## HEATING

- Top 2 floors – underfloor electric heating
- Bottom 3 floors – electric heating via wall
- Radiators

## COMMUNAL AREAS

- Heavy duty contract carpet tiles throughout with stair nosings
- Orona lift
- Energy saving LED lighting
- Video entrance system
- Secure front doors with fobs (2 per flat)
- Bin store and bike store

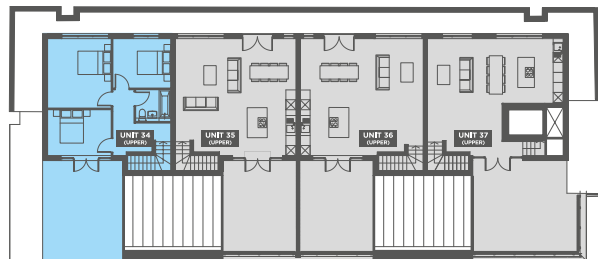
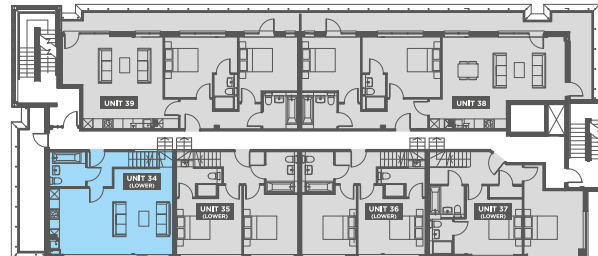
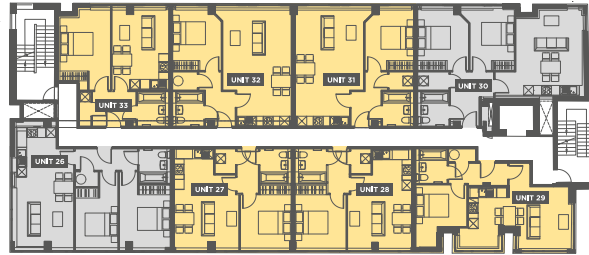
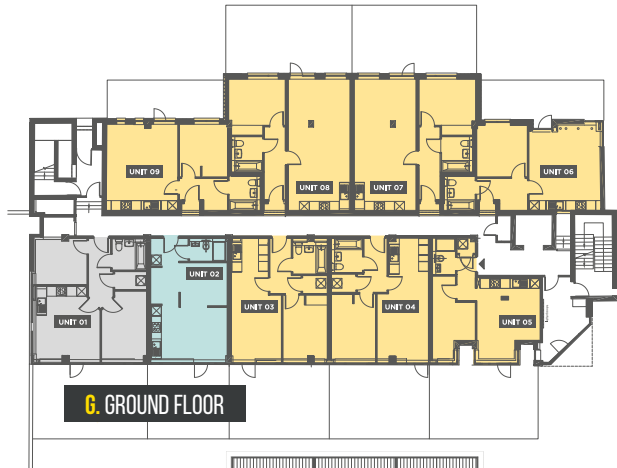
## DÉCOR

- Walls finished in bespoke Dulux pale grey vinyl matt finish
- Architraves and doors in white with a shade of grey
- Skirting boards finished in Dulux Eggshell pure white
- Dimmable modern LED wall





# FLOORPLANS



# AREAS

## GROUND FLOOR

Unit 01	2 Bedroom	51m <sup>2</sup>	549 sq ft
Unit 02	Studio	35m <sup>2</sup>	377 sq ft
Unit 03	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 04	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 05	1 Bedroom	36m <sup>2</sup>	388 sq ft
Unit 06	1 Bedroom	41m <sup>2</sup>	441 sq ft
Unit 07	1 Bedroom	53m <sup>2</sup>	570 sq ft
Unit 08	1 Bedroom	54m <sup>2</sup>	581 sq ft
Unit 09	1 Bedroom	41m <sup>2</sup>	441 sq ft

## FIRST FLOOR

Unit 10	2 Bedroom	58m <sup>2</sup>	624 sq ft
Unit 11	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 12	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 13	1 Bedroom	44m <sup>2</sup>	474 sq ft
Unit 14	2 Bedroom	58m <sup>2</sup>	624 sq ft
Unit 15	1 Bedroom	51m <sup>2</sup>	549 sq ft
Unit 16	1 Bedroom	51m <sup>2</sup>	549 sq ft
Unit 17	1 Bedroom	43m <sup>2</sup>	463 sq ft

## SECOND FLOOR

Unit 18	2 Bedroom	58m <sup>2</sup>	624 sq ft
Unit 19	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 20	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 21	1 Bedroom	44m <sup>2</sup>	474 sq ft
Unit 22	2 Bedroom	58m <sup>2</sup>	624 sq ft
Unit 23	1 Bedroom	51m <sup>2</sup>	549 sq ft
Unit 24	1 Bedroom	51m <sup>2</sup>	549 sq ft
Unit 25	1 Bedroom	43m <sup>2</sup>	463 sq ft

## THIRD FLOOR

Unit 26	2 Bedroom	58m <sup>2</sup>	624 sq ft
Unit 27	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 28	1 Bedroom	43m <sup>2</sup>	463 sq ft
Unit 29	1 Bedroom	44m <sup>2</sup>	474 sq ft
Unit 30	2 Bedroom	58m <sup>2</sup>	624 sq ft
Unit 31	1 Bedroom	51m <sup>2</sup>	549 sq ft
Unit 32	1 Bedroom	51m <sup>2</sup>	549 sq ft
Unit 33	1 Bedroom	43m <sup>2</sup>	463 sq ft

## FOURTH & FIFTH FLOOR

Unit 34	3 Bedroom	97m <sup>2</sup>	1044 sq ft
Unit 35	2 Bedroom	97m <sup>2</sup>	1044 sq ft
Unit 36	2 Bedroom	98m <sup>2</sup>	1055 sq ft
Unit 37	2 Bedroom	102m <sup>2</sup>	1098 sq ft
Unit 38	2 Bedroom	81m <sup>2</sup>	872 sq ft
Unit 39	2 Bedroom	75m <sup>2</sup>	807 sq ft

## VAT

VAT is applicable

## EPC

EPC's available upon request.

## TENURE

Freehold sold with full vacant possession.

## PROPOSAL

We are instructed to quote offers in excess of **£7,000,000 (SEVEN MILLION POUNDS)**, subject to contract and exclusive of VAT.



## CONTACT

Strictly via sole agents.

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