

UNIT 1, 115-119 WAINWRIGHT STREET, ASTON, BIRMINGHAM, B6 5TG



FREEHOLD FOR SALE

ENCLOSED/SECURE YARD FACILITY.

0.22 of an acre/0.09 of a hectare

- A rare opportunity to acquire a secure yard facility, on a freehold basis, within relative close proximity to Birmingham City Centre.
- Within close proximity to the main A38 (Aston Expressway).
- Circa 1 mile from junction 6 of the M6 motorway, "Spaghetti junction".
- Within close proximity to the main Lichfield Road (A5127) and Nechell's/Heartlands Parkway (A47).
- Including a ground floor workshop facility.
- Adjoining the Birmingham & Fazeley Canal.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject land/yard facility benefits from an extensive frontage onto Wainwright Street.

The area benefits from excellent communicational links:-

- a. Junction 6 of the M6 motorway, "Spaghetti Junction" is situated approximately 1 mile north east.
- b. Lynton Road/Waterlinks Boulevard provide direct dual carriageway access to the main Aston Expressway (A38M - Park Circus).
- c. The area adjoins Nechell's/Heartlands Parkway (A47).

Birmingham City Centre is situated approximately 1.25 miles south west.

DESCRIPTION

The subject premises comprise and enclosure/secure yard facility, accessed via metal double gates.

The demise includes a ground floor workshop.

SITE AREA

Total site area circa **0.22 of an acre/0.09 of a hectare**.

For More Information Contact:

Robert Taylor BSc MRICS

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MAINS SUPPLIES

The land/yard facility does not have the benefit of any mains supplies connected.

VAT

VAT is not applicable.

BUSINESS RATES

Ratable value - £13,750

Rates Payable – circa £6,750

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

CONSIDERATION

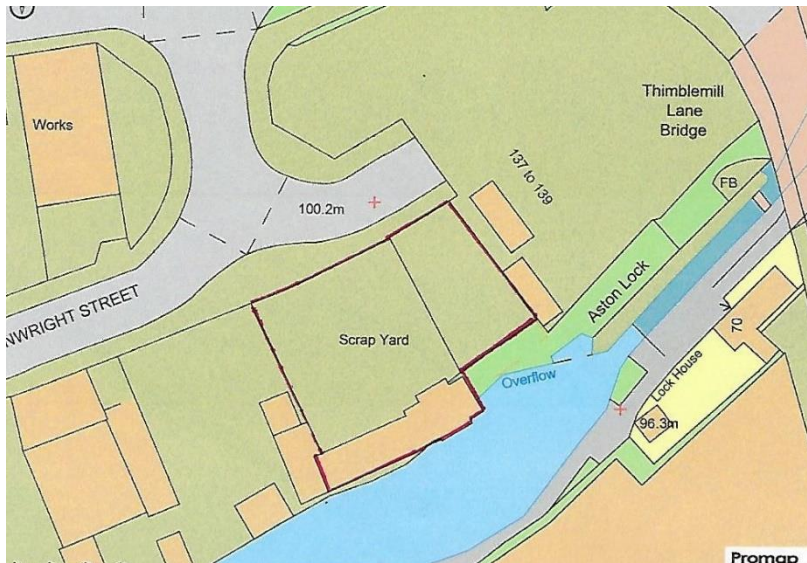
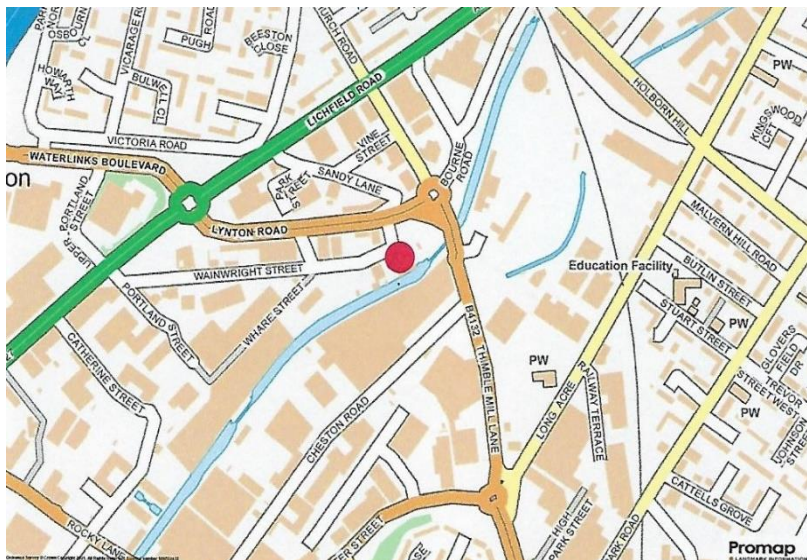
Offers in excess of **£450,000** are invited for this valuable freehold interest.

VIEWING

Robert Taylor BSc MRICS



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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.