

127 ALDRIDGE ROAD, PERRY BARR, BIRMINGHAM, B42 2EU



## FREEHOLD FOR SALE

### INDUSTRIAL/WAREHOUSE ACCOM.

- Extensive frontage onto Aldridge Road.
- Consent to be developed on the basis of industrial/warehouse/business park accommodation.
- Likely consent to be approved on the basis of residential development.
- Immediate surrounding areas include, One Stop Shopping Centre, Perry Barr Greyhound Stadium and Perry Park/Birmingham Alexander Sports Stadium.
- Circa, 3 miles due north of Birmingham City Centre.

**SITE AREA:**  
**1.5 acres/0.6 hectares**



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

[www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

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## LOCATION

The subject site enjoys an extensive frontage onto Aldridge Road (main arterial route – considerable traffic flow – A453), situated directly opposite the intersection with Holford Drive.

Surrounding areas include, One Stop Shopping Centre, Perry Park, Birmingham Alexander Sports Stadium, Perry Barr Greyhound Stadium, Tamebridge Industrial Estate and Holford Business Park.

Considerable redevelopment/regeneration has occurred, within close proximity – former Birmingham City University Teaching Campus – flats/apartments.

Birmingham City Centre is located approximately 3 miles due south.

## DESCRIPTION

The subject site is rectangular in shape, fundamentally level, with well defined boundaries.

## SITE AREA

**1.5 acres/0.6 hectares**

## PLANNING CONSENT

Consent has been approved permitting the development of industrial/warehouse/business park accommodation (Application number – 2019/02972/PA).

A pre-application has been submitted, on the basis of residential development. Further details are available from the sole selling agents.

## VAT

VAT is not applicable

## CONSIDERATION

Offers in excess of **£1.5M (one million, five hundred thousand pounds)** are invited for this valuable freehold interest.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

### **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

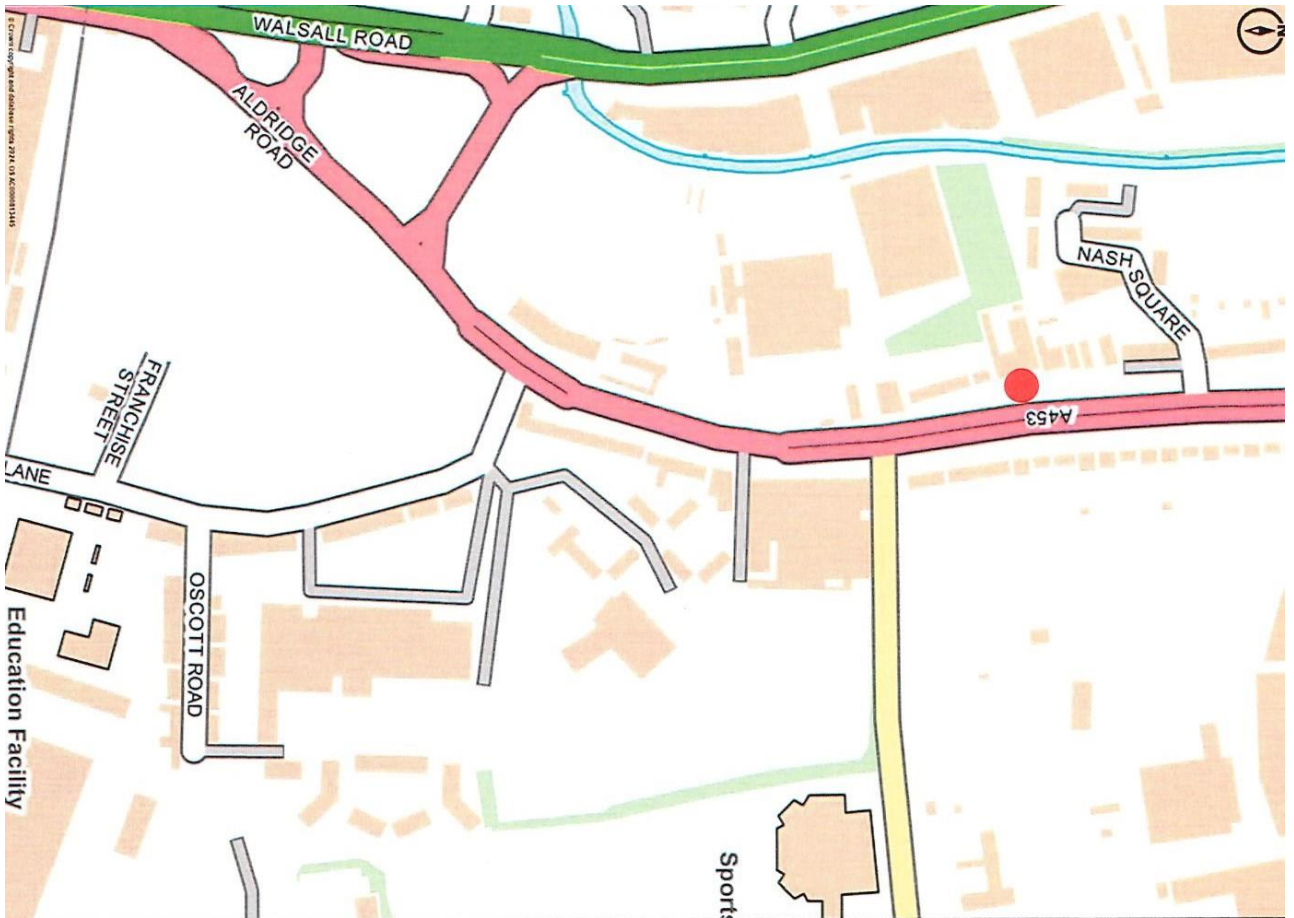
E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

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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.