

27 HIVE INDUSTRIAL CENTRE, FACTORY ROAD , BIRMINGHAM
B18 5JJ



FREEHOLD FOR SALE

INVESTMENT OPPORTUNITY
GROUND FLOOR INDUSTRIAL/
WAREHOUSE ACCOMMODATION

8,100 sq.ft/752.51 sq.m

- Current rental income £19,200 per annum exclusive.
- Expiry date June 2023.
- Potential for substantial rental increase.
- Sub-let on the basis of 5 individual units.
- Circa 1.5 miles north west of Birmingham City Centre.
- Outside of the Clean Air Zone.



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LOCATION

The subject premises forms part of the Hive industrial Centre (extremely popular), enjoying an extensive frontage onto the main service road.

The estate is accessed via Factory Road, which in turn provides direct access to the main Soho Road (A41).

Birmingham City Centre is located approximately 1.5 miles south east.

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (circa 2.25 miles north west).

DESCRIPTION

The subject premises provides upper ground floor, industrial/warehouse accommodation.

It should be noted the existing tenant has sub-divided the accommodation into 5 separate units, each having the benefit of roller shutter door access.

The property benefits from an extensive frontage onto the main estate road, which provides ample off-street car parking.

ACCOMMODATION

8,100 sq.ft/752.51 sq.m

BASIS OF OCCUPATION

The current basis of occupation is a 3 year, FRI lease agreement, expiring June 2023.

The tenant is responsible for the payment of all other outgoing, including the annual insurance premium, mains supplies consumed and business rates.

The lease document is not contracted outside of the landlord and tenant act 1954.

The current passing rental level of **£19,200 per annum** exclusive, equates to circa **£2.40 per sq.ft/£25.83 per sq.m.**

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, gas, water and drainage.

Each sub-tenanted area has the benefit of mains electricity on a secondary meter basis.

Shared toilet facilities.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£290,000 (two hundred and ninety thousand pounds)** are invited for this valuable freehold interest, subject to the existing rental agreement (**£36 per sq.ft/£387.50 per sq.m**).

VIEWINGS

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For More Information Contact:

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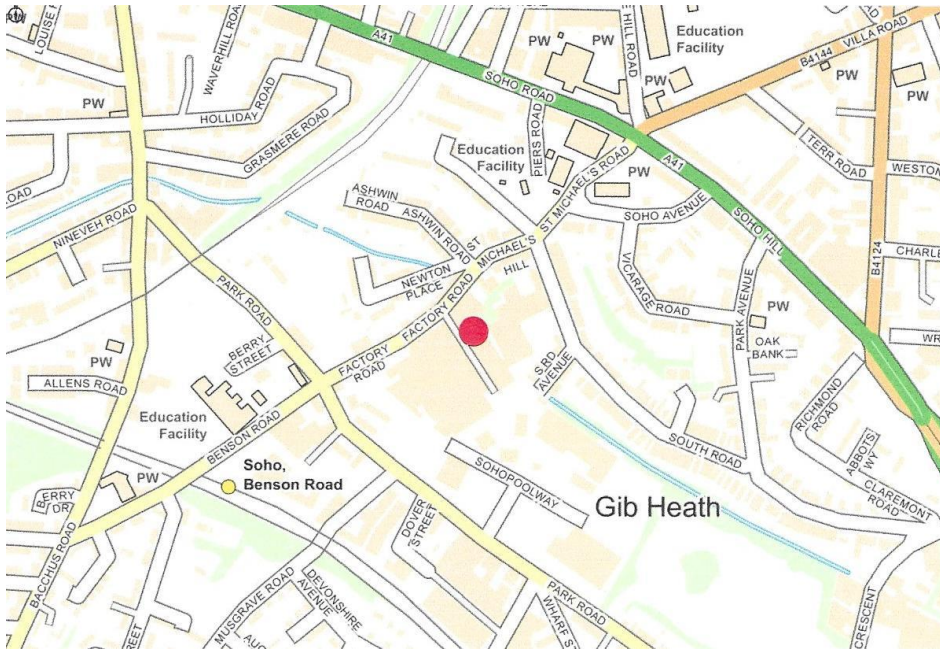
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SMB
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NOTICE

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.