

50 AVENUE ROAD (CHESTER STREET), ASTON, BIRMINGHAM,
B6 4DY



FREEHOLD FOR SALE

INDUSTRIAL/WAREHOUSE ACCOMMODATION

19,700 SQ.FT/1,830.17 SQ.M

- Prominent corner position
- Overhead gantry craneage – 5 tonne.
- Circa ,1.5 miles from Junction 6 of the M6 motorway, “Spaghetti Junction”.
- Circa, 1 mile north east of Birmingham City Centre.
- Working height, circa 34 ft 6”/10.52 m.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises, occupies a prominent corner position, situated at the intersection of Avenue Road and Chester Street.

Excellent communicational links.

Junction 6 of the M6 motorway, "Spaghetti Junction" is located approximately 1.5 miles north east.

Main arterial routes within close proximity include the Aston Expressway (A38M), Heartlands Spine Road (A47) and Lichfield Road (A5127).

Birmingham City Centre is located approximately one mile south west.

DESCRIPTION

The subject premises provides predominantly high bay, industrial/warehouse accommodation.

Advantages include;

- 2, 5 tonne, overhead gantry cranes.
- Substantial, electrically operated roller shutter door access.
- Minimum working height, circa **34 ft 6"/10.52 m**.

ACCOMMODATION

19,700 SQ.FT/1,830.17 SQ.M

MAINS SUPPLIES

The property has the benefit of a substantial, 3 phase electricity supply (100 amp), gas, water and drainage.

CONSIDERATION

Offers in excess of **£1.35M (one million, three hundred & fifty thousand pounds)** are invited for this valuable, freehold interest.

VAT

VAT is applicable.

BUSINES RATES

Rateable Value (combined)

£55,150

Rates Payable

Circa, £27,500.

However, the rates liability may be reduced, if, the 3 current assessments are combined.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any potential purchaser.

For More Information Contact:

Robert Taylor BSc MRICS/Oliver Beard

T: 0121 706 7766

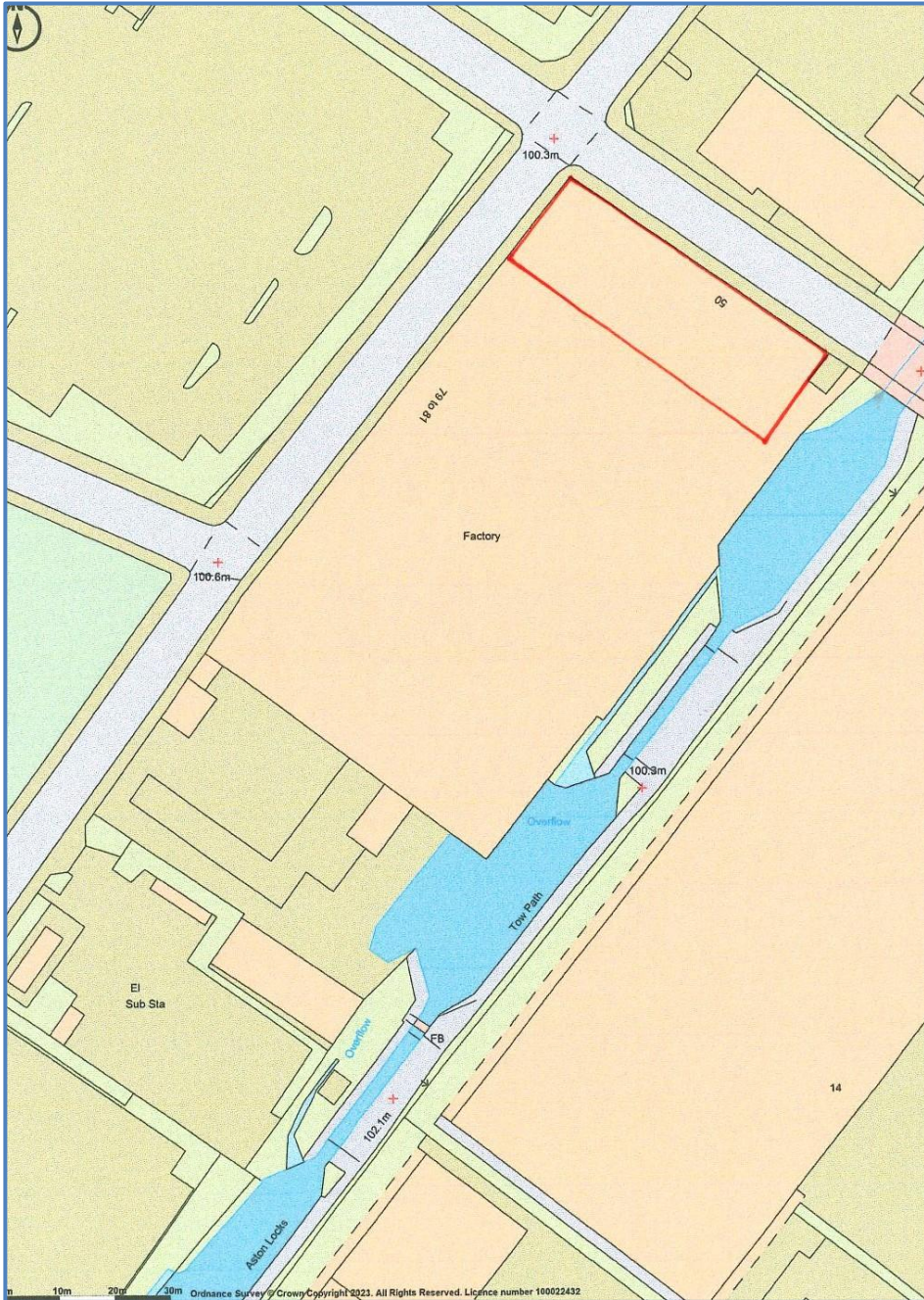
E: robert@smbsurveyors.com; ollie@smbsurveyors.com



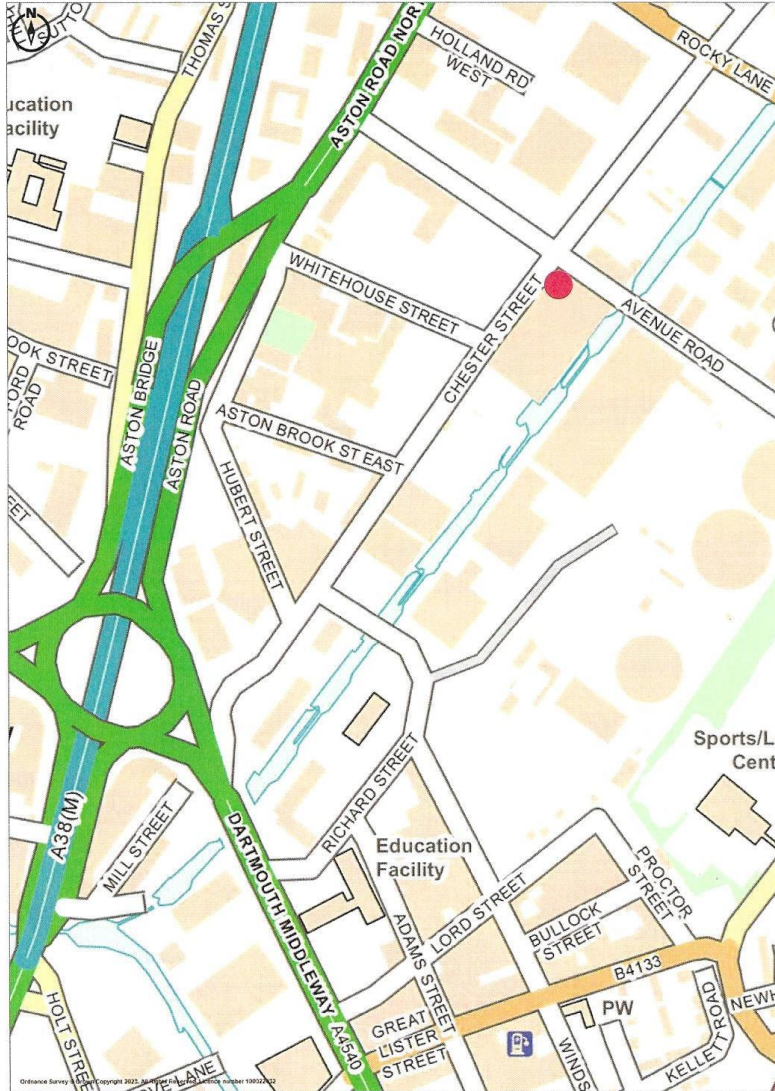
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Promap
LANDMARK INFORMATION

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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.