

BANNERLEY ROAD, BIRMINGHAM, B33 0SL



FOR SALE

LOGISTIC/WAREHOUSE
/SHOWROOM ACCOM.

15,733 sq.ft/1,464.89 sq.m

- Excellent off street car parking (forecourt)
- Secure yard area to the rear
- 2, roller shutter doors
- Portal framed
- Circa, 4 miles from Birmingham International Airport & Railway and junction 6 of the M42 motorway
- Circa, 4 miles south east of Birmingham City Centre



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 premises occupies a prominent position, enjoying a substantial frontage onto Bannerley Road, located within close proximity to the intersection with Granby Ave.

The area benefits from excellent communicational links:

- Junction 6 of the M42 motorway
- Junction 4 of the M6 motorway

The NEC and Birmingham International Airport & Railway are located approximately 4 miles south east.

Birmingham City Centre is situated approximately 4 miles north west.

DESCRIPTION

The subject premises provides ground floor, logistic/warehouse accommodation, including high quality, 2 storey showroom facilities.

Benefits include:

- Excellent off street car parking (substantial forecourt)
- Enclosed yard area to the rear
- Roof mounted gas fired blow heaters (requiring servicing)
- Porcelain tile floor coverings and suspended ceilings/diffused lighting to the showroom areas
- Security shutters

ACCOMMODATION

15,733 sq.ft/1,464.89 sq.m

MAINS SUPPLIES

The property has the advantage of primary metered mains electricity (3 phase - 100amp), gas, water and drainage.

EXISTING USE

Warehouse/distribution, including 2 storey showroom accommodation

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

BASIS OF OWNERSHIP

The basis of ownership is long ground leasehold – circa, 53 years unexpired.

Current ground rent - **£18,000 pax.**

Date of next review – 2028.

VAT

VAT is **not** applicable.

CONSIDERATION

Offers in excess of **£375,000 (Three Hundred and Seventy Five Thousand Pounds)** are invited for this valuable long ground leasehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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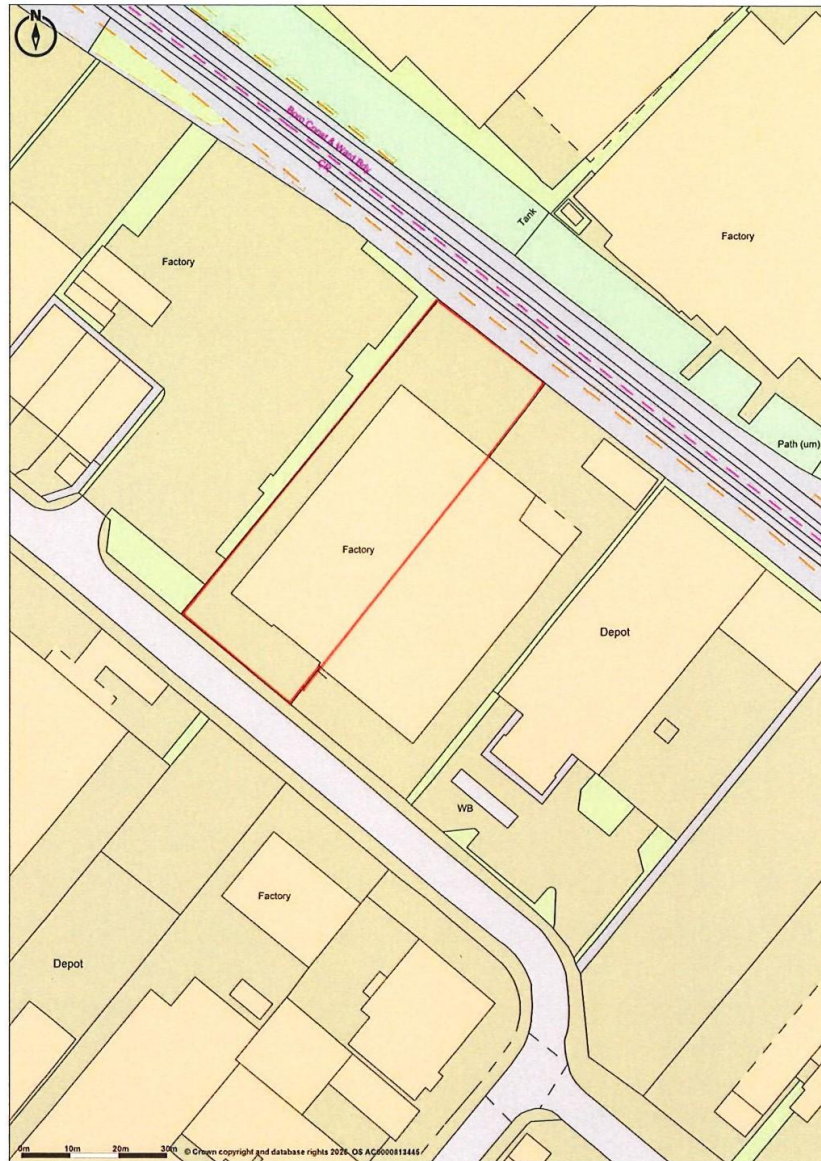


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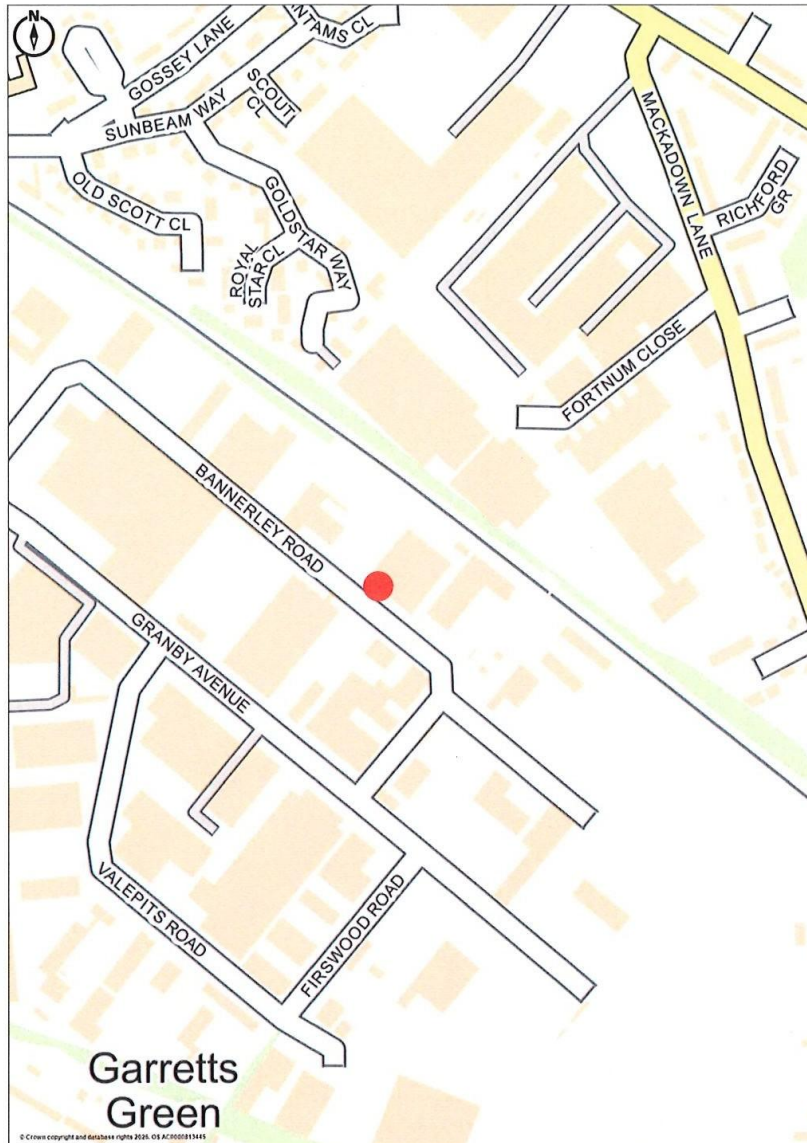


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NOTICE

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.