

180/184 BARFORD STREET, BIRMINGHAM, B5 7EP



## FREEHOLD FOR SALE

### INDUSTRIAL/WAREHOUSE ACCOMMODATION

**7,930 sq.ft/736.71 sq.m**

- Extensive frontage (circa 75ft/22.87m) onto Barford Street, located within close proximity to the intersection with MacDonald Street.
- 2, substantial, electrically operated roller shutter doors.
- Forecourt, off-street loading/car parking.
- Freehold disposal, either subject to the existing lease agreement or with vacant possession.
- Within close proximity to Birmingham City Centre, the inner and middle ring roads.
- Within close proximity to the Smithfield regeneration area.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises enjoys direct frontage onto Barford Street (extensive – 75ft/22.87m), situated within close proximity to the intersection with MacDonald Street.

MacDonald Street provides direct access to Sherlock Street, which in turn provides direct access to the Middle Ring Road (Lee Bank/Belgrave Middleway – A4540 – Bristol Road & Pershore Road).

The areas adjoins Birmingham City Centre and “China Town” (Arcadian, theatres, restaurants and night clubs).

Considerable regeneration/redevelopment is occurring within close proximity, on a residential basis – Smithfield.

## DESCRIPTION

The subject premises provides mid-terraced, ground floor industrial/warehouse, including first floor, office and mezzanine accommodation.

2, substantial, electrically operated roller shutter doors.

Forecourt, off-street loading/car parking.

## ACCOMMODATION

**7,930 sq.ft/736.71 sq.m.**

## BASIS OF SALE

The basis of sale can either be with vacant possession or subject to the existing rental income **(to be negotiated)**.

## BUSINESS RATES

<b>Rateable Value:</b>	<b>£15,000</b>
<b>Rates Payable Circa:</b>	<b>£7,000</b>

## MAINS SUPPLIES

The property has the advantage of mains electricity (3 phase), gas, water and drainage.

## VAT

VAT is not applicable.

## CONSIDERATION

Offers in excess of **£380,000 (three hundred and eighty thousand pounds)** are invited for this valuable freehold interest.

## **For More Information Contact:**

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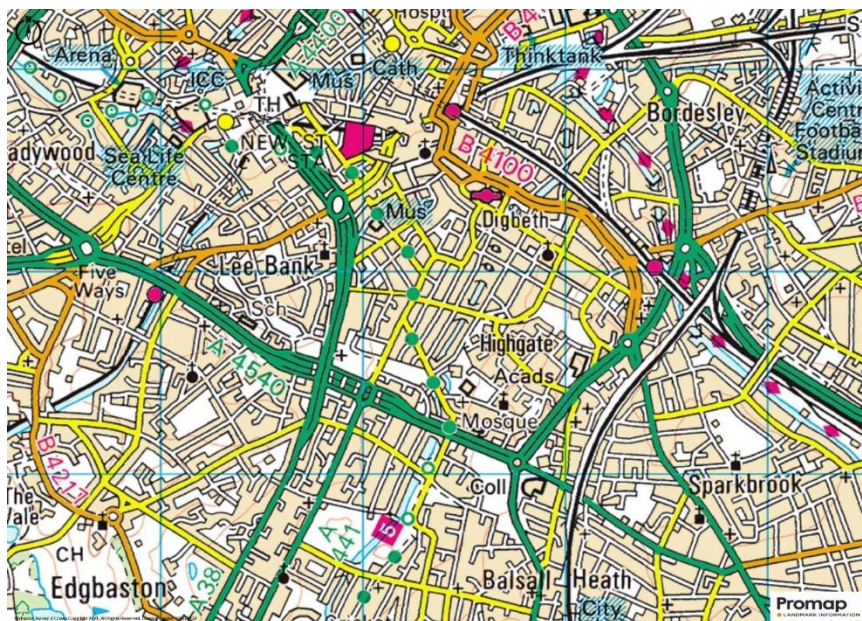
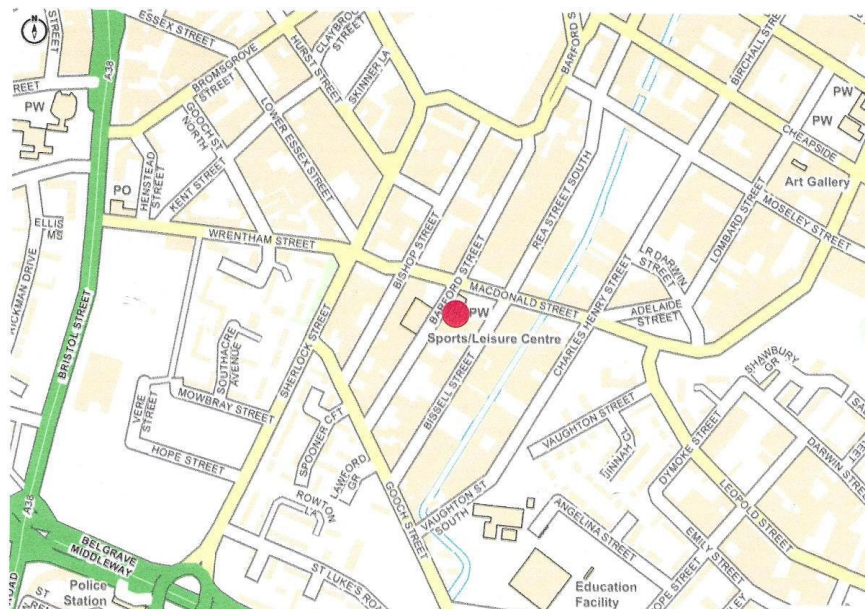
**SMB**  
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**NOTICE**

**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.