

PART PRESTIGE SUITE CAR PARK, BRIDGE STREET NORTH, SMETHWICK, WEST MIDLANDS, B66 3DR



TO LET

SECURE/ENCLOSED YARD FACILITY

Circa 0.5 of an acre/0.2 of a hectare

- Circa 1.35 miles from Junction 1 of the M5 motorway.
- Circa 3.5 miles north west of Birmingham City Centre.
- Palisade fencing.
- Tarmacadam surfaces.
- Security lighting.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject land/site, accessed via Bridge Street North, is situated within relative close proximity to the intersection with Downing Street.

Junction 1 of the M5 motorway is located approximately 1.35 miles north west.

Junction 1 is located approximately 2 miles due south of the main intersection of the M5 & M6 motorways (Rayhall Interchange).

Birmingham City Centre is situated approximately 3.5 miles south east.

DESCRIPTION

The subject land, extending to circa, **0.5 of an acre/0.2 of a hectare**, is level and rectangular in shape.

Tarmacadam surfaces.

Secure, boundary fencing (palisade).

Security lighting.

24 hour access.

It is important to note that this particular yard area only forms part of the entire yard facility (note attached plan).

The remainder of the site is only utilised as an over flow car park, mainly on Saturday evenings.

Identical, division fencing/gates will be erected.

MAINS SUPPLIES

The property has the advantage of a single, 100amp, electrical supply.

It should be noted that no other main supplies are connected.

TERM

The property is available on the basis of a 5 year lease agreement.

ASKING RENTAL LEVEL

£35,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

BUSINESS RATES

At present, this particular section of the yard facility does not attract a separate assessment.

However, it is important to note that it is likely small business rates relief will apply.

VAT

VAT is applicable.

PERMITTED USE

All uses will be considered, with the exception of any form of recycling/car breaking/storage of skips.

RENT BOND

The landlord requires a rent bond, equivalent to one quarters rent plus VAT.

The monies will be returned in full, at the end of the term, on the basis that there are no rent arrears and all other terms and conditions of the lease document have been satisfied.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

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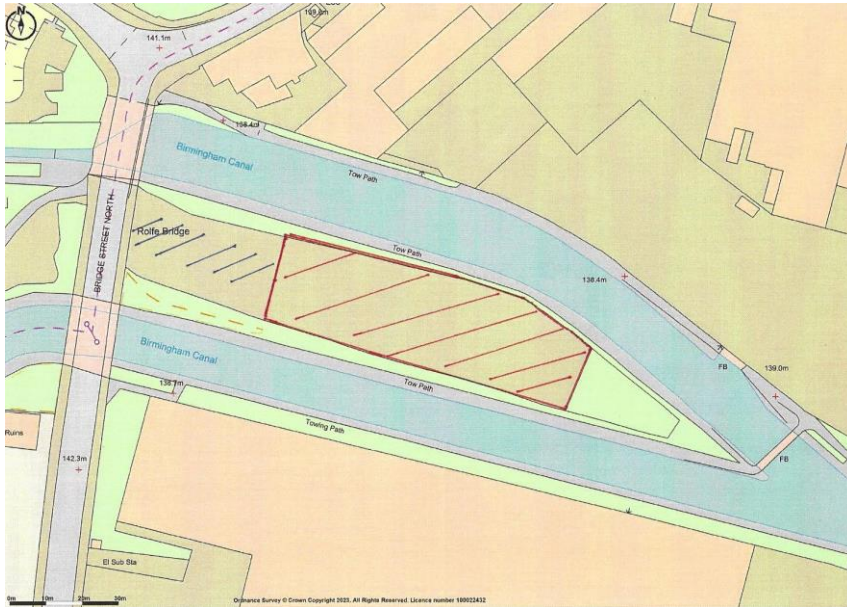
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NOTICE

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.