

265 BROMFORD LANE, BROMFORD, BIRMINGHAM, B8 2SG



**TO LET
(BY WAY OF AN ASSIGNMENT)**

**GROUND FLOOR
SHOWROOM/WAREHOUSE**

6,245 sq.ft/580.17sq.m

- Recently refurbished/modernised to a high standard.
- Extensive forecourt car parking.
- Glazed frontage with the benefit of external, electrically operated security shutters.
- Suspended ceilings/recessed lighting.
- Prominent position – fronting Bromford Lane (A4040) – considerable traffic flow. – main arterial route.
- Adjoining the main island intersection with Heartlands/Fort Parkway (A47).



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

265 BROMFORD LANE, BROMFORD, BIRMINGHAM, B8 2SG

LOCATION

The subject premises occupies an extremely prominent position enjoying a substantial frontage onto Bromford Lane (A4040) - main arterial route – considerable traffic flow, (adjoining the island intersection with Heartlands/Fort Parkway).

The Fort Retail Park is located within relative close proximity.

Birmingham City Centre is situated approximately 2½ miles south west.

Access to the national motorway network is provided by both Junctions 5 and 6 of the M6 motorway.

DESCRIPTION

The subject premises provides recently refurbished/modernised, ground floor showroom/warehouse accommodation.

Advantages include:

- Suspended ceilings incorporating recessed lighting.
- Forecourt parking.
- Roller shutter and up and over access doors.
- Portal framed warehouse facility.
- Glazed frontage with the benefit of electrically operated security shutters.
- Fully alarmed.

ACCOMMODATION

6425 sq.ft/580.17sq.m.

PERMITTED USE

We have been verbally advised that the subject premises can be utilised on the basis of a showroom with ancillary storage.

Any interested party should make their own proper enquiries of the local planning authority.

BASIS OF OCCUPATION

The property is available on the basis of an assignment of an existing ten year FRI lease (five year review pattern) (detailed photographic schedule attached).

Rental levels during Years 1 and 2 - **£37,000 p.a.** exclusive, Years 3 and 4 - **£40,000 p.a.** exclusive and Year 5 - **£45,000 p.a.** exclusive.

BREAK CLAUSE

The lease document contains a break clause for the benefit of the tenant only on the fifth anniversary of the term.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

The property has not yet been separately assessed.

Further information is available from the sole letting agent.

MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

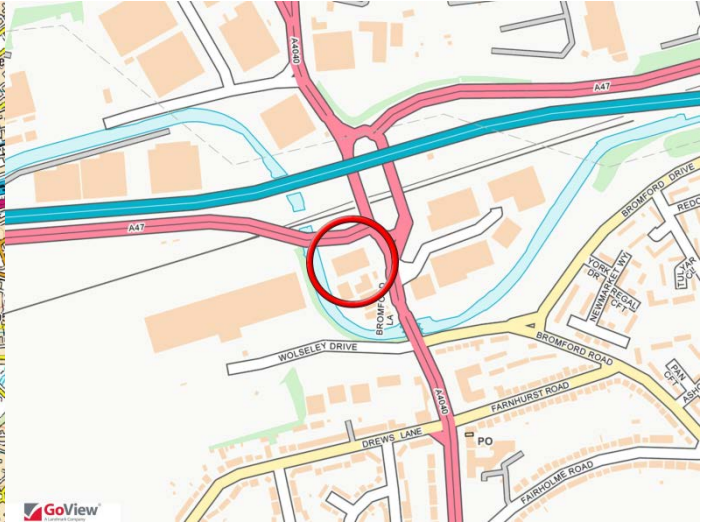
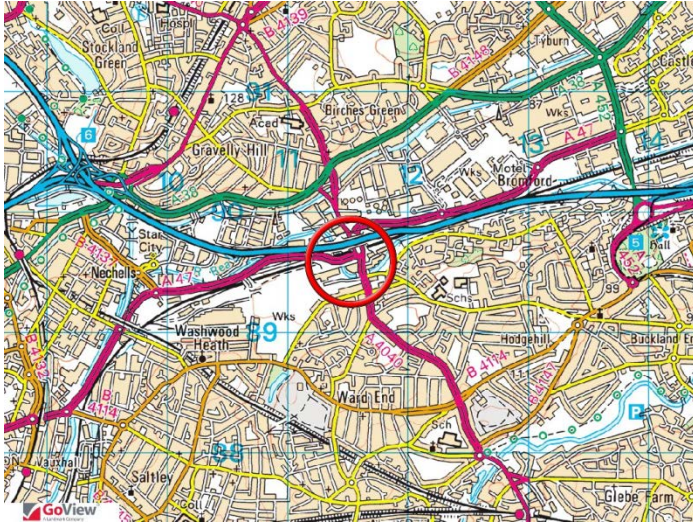
E: robert@smbsurveyors.com

265 BROMFORD LANE, BROMFORD, BIRMINGHAM, B8 2SG



SMB
Stephens McBride

265 BROMFORD LANE, BROMFORD, BIRMINGHAM, B8 2SG



265 BROMFORD LANE, BROMFORD, BIRMINGHAM, B8 2SG

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.