

#### **TO LET**

#### **CAR SALES CENTRE**

### Reception/Office 300 sq.ft/278.71 sq.m

- Canopied sales area.
- Refurbished reception (hatched blue).
- 60 display places (hatched red).
- Direct/substantial frontage onto Aldridge Road – considerable traffic flow.
- Circa, 4.5 miles due north of Birmingham City Centre.
- Excellent communicational links –
  Queslett Road and junction 7 of the M6 motorway.



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#### **LOCATION**

The car sales centre enjoys an extensive/direct frontage onto Aldridge Road, situated within close proximity to the island intersection with Queslett Road (A4041) - main arterial route dual carriageway.

Queslett Road, in conjunction with Birmingham Road, provides direct dual carriageway access to junction 7 of the M6 motorway (circa, 2 miles due west).

Junction 7, adjoins the main intersection of the M6 & M5 motorways (Ray Hall Interchange).

Birmingham City Centre is located approximately 4.5 miles due £500 south.

#### DESCRIPTION

The subject premises comprises a car sales centre – circa 60 off street display spaces (hatched red).

Part canopied.

The reception/office (including a kitchenette) is in the process of refurbishment.

#### **ACCOMMODATION**

Reception/Office - 300 sq.ft/278.71 sq.m

#### ASKING RENTAL LEVEL

#### £35,000 pax

Payable quarterly in advance.

#### **TERM**

5 year term

#### For More Information Contact:

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#### **RENT BOND**

It is important to note, the landlord requires a rent bond in the sum of £8,750.

The monies will be returned, in full at the end of the term.

#### **VAT**

VAT is not applicable.

#### **ANNUAL SERVICE CHARGE**

#### ANNUAL INSURANCE PREMIUM

£200

#### **BUSINESS RATES**

Rateable Value - £11.000

Rates payable - circa, £5,500

It is important to note, Small Business Rates Relief may apply.

#### **MAINS SUPPLIES**

Single phase electrical supply.

#### **LEGAL COSTS**

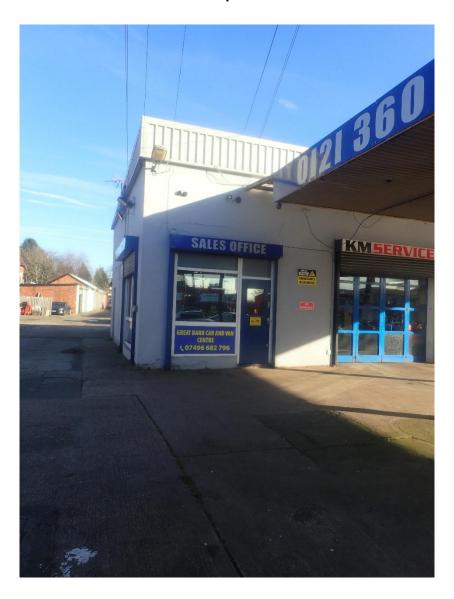
Each party to bear their own proper reasonable legal costs.

#### ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.



### Reception





### Off Street Car Parking



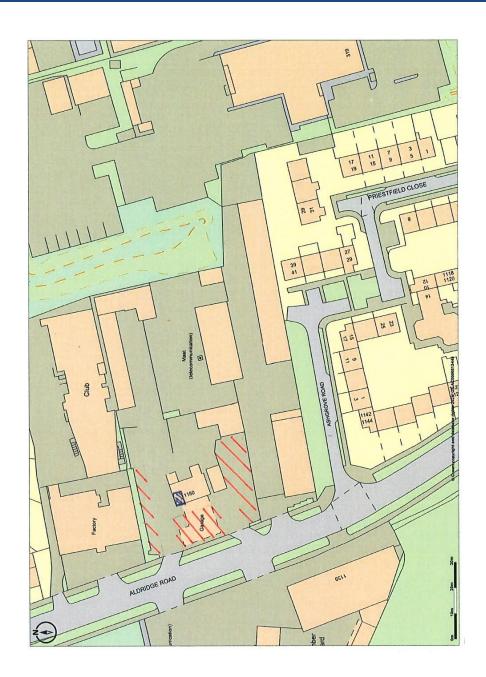




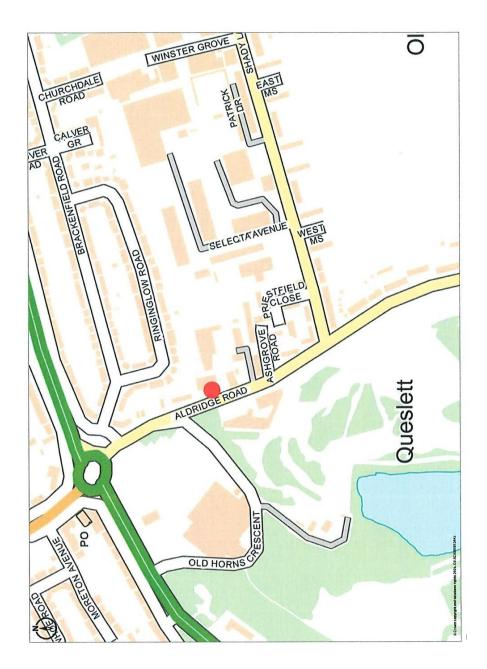














#### NOTICE

**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.
- 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.

