

CAR SALES CENTRE, 1180 ALDRIDGE ROAD, GREAT BARR, BIRMINGHAM, B44 8PE



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 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

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

£500

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.

For More Information Contact:

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SMB
Stephens McBride

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Reception



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Off Street Car Parking



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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.