

64/70 CATO STREET, NECHELLS, BIRMINGHAM, B7 4TS



FOR SALE

Circa, 0.75 of an acre/0.3 of a hectare

- Extensive frontage onto Cato Street (circa, 197 ft/60 m), within close proximity to the intersection with Saltley Road/Nechell's Parkway/Heartlands Parkway (A47).
- Consent to recycle non-hazardous waste – EA compliant.
- 3 gated entrances.
- Ancillary storage/office accommodation.
- Circa, 1 mile from Birmingham City Centre.
- Circa, 1.5 miles from junction 6 of the M6 motorway.



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LOCATION

The subject premises enjoys an extensive frontage onto Cato Street, within close proximity to the intersection with Nechell's/Heartlands Parkway/Saltley Road (A47).

Junction 6 of the M6 motorway, "Spaghetti Junction" is located approximately 1.5 miles due north.

Birmingham City Centre is situated approximately 1 mile south west.

Ease of access to the Middle Ring Road.

It is important to note, the property is outside of the clean air zone.

DESCRIPTION

The subject premises comprise a gated/surfaced/secure yard facility.

Advantages include:

- 3 gated entrances (electric & manual)
- EA compliant – interceptor tanks and drainage
- Level & rectangular in shape
- Kitchen & toilet facilities
- Weighbridge – requiring servicing

SITE AREA

Circa, 0.75 of an acre/0.3 of a hectare

The ancillary office/storage facilities, extend to circa, **1,400 sq.ft/130.06 sq.m**

PERMITTED USE

Recycling of non-hazardous waste.

VAT

VAT is not applicable.

BUSINESS RATES

April 2023

Rateable Value - **£34,000**

Rates Payable circa, **£17,000**

April 2026

Rateable Value - **£48,250**

Rates Payable circa, **£24,125**

SITE CLEARANCE

We would confirm, the soil residue will be removed within the next 2 months.

MAINS SUPPLIES

A 100 amp, 3 phase electrical supply, water and foul drainage.

BASIS OF OWNERSHIP

Freehold

(Hatched pink)

Ground Leasehold

(Hatched blue)

Circa, 57 years unexpired. Current ground rent **£18,000 pax.**

BASIS OF SALE

It is important to note, the vendor will clear, prior to completion, all waste, leaving the property clean and tidy.

CONSIDERATION

Offers in excess of **£1.6M (One Million, Six Hundred Thousand Pounds)** are invited for this valuable freehold/part ground leasehold interest.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;
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SMB
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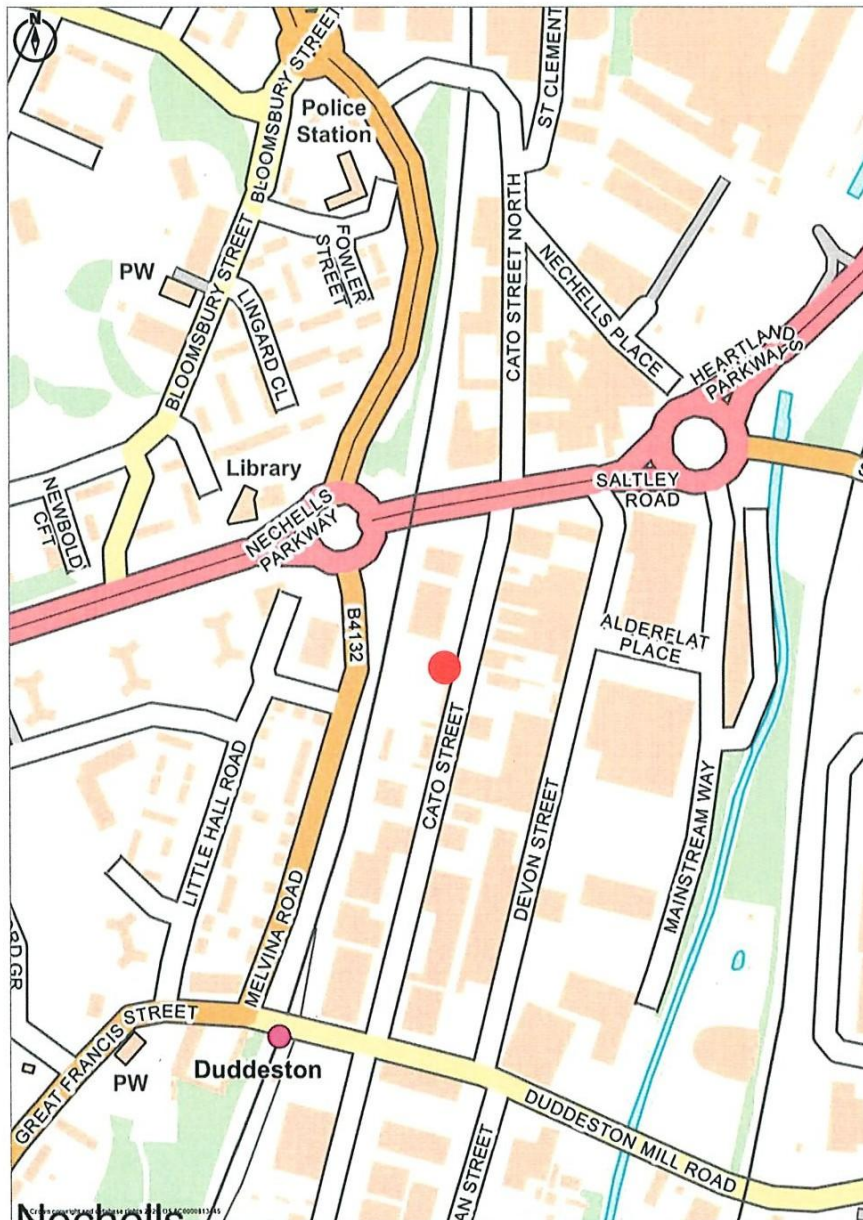
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NOTICE

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.