

CATO STREET NORTH, NECHELLS, BIRMINGHAM, B7 5AP



FREEHOLD FOR SALE

Land/Yard Facility.

Circa, 0.05 of an acre/ 0.02 of a hectare

- Double gated entrance, dropped kerb.
- Substantial frontage onto Cato Street, within close proximity to the Heartlands Parkway (A47)
- Within close proximity to Birmingham City Centre and junction 6 of the M6 motorway.
- Outside Clean Air Zone.
- Fully surfaced.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

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LOCATION

The subject premises occupies a prominent position, enjoying substantial frontages onto both Cato Street (gated entrance) and Nechells Place, within close proximity to the main intersection with Nechell's/Heartlands Parkway (A47).

Birmingham City Centre is situated approximately 1 mile south west.

Junction 6 of the M6 motorway, "Spaghetti Junction" is located approximately 1 ½ miles due north.

DESCRIPTION

The subject premises comprise a surfaced/fenced/gated (dropped kerb) yard facility.

SITE AREA

Circa, 0.05 of an acre/0.02 of a hectare.

VAT

Vat is **not** applicable.

MAINS SUPPLIES

At present, no main supplies are connected. However, it is likely availability is nearby.

CONSIDERATION

Offers in excess of **£150,000 (one hundred and fifty thousand pounds)** are invited for this valuable freehold interest

BASIS OF SALE

Freehold with vacant possession.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

Robert Taylor BSc MRICS/ Oliver Beard

T: 0121 706 7766

E: robert@smbsurveyors.com

M: 07831 627 117

E: ollie@smbsurveyors.com

M: 07384 575 158

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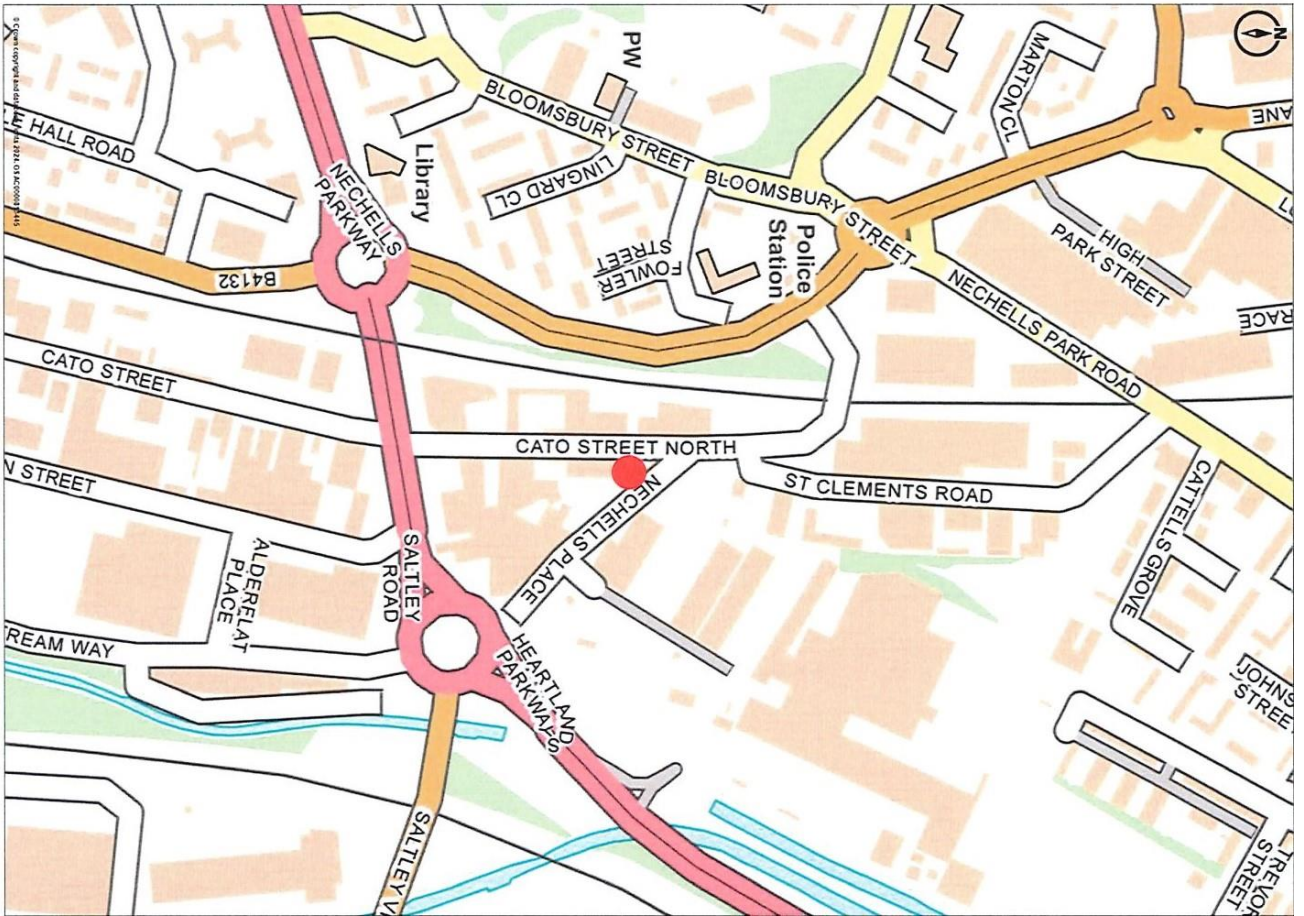


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NOTICE

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.