

SITES A, B & C, 294 CHERRYWOOD ROAD, BORDESLEY GREEN, BIRMINGHAM, B9 4UU



FREEHOLD FOR SALE

SUBSTANTIAL, INDUSTRIAL/
WAREHOUSE/YARD
ACCOMMODATION

AVAILABLE ON AN INVESTMENT BASIS

- Fully occupied – total current income £429,600 (four hundred & twenty nine thousand, six hundred pounds).
- Total site area, circa 3.8 acres/1.54 hectare.
- Industrial/warehouse accommodation (17 units) (Ground floor)
71,736 sq.ft./6,664.44 sq.m.



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LOCATION

The development/various sites, enjoy extensive frontages onto both Cherrywood Road & Burbidge Road (note attached plan).

Birmingham City Centre is located approximately 2.5 miles north west.

Marginally outside of the Clean Air Zone.

Excellent communicational links. Junction 6 of the M6 motorway, "Spaghetti Junction" is situated approximately 2.5 miles due north.

The main Aston Expressway (A38M) and Nechell's/Heartlands Parkway (A47) are nearby.

DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation (17 units), including various yard facilities.

SITE AREA

Circa, **3.8 acres/1.5 hectares.**

ACCOMMODATION

71,736 sq.ft/6,664.44 sq.m

RENTAL INCOME

At present, all areas are fully occupied, producing a total rental income, in the region of **£429,600 (four hundred & twenty nine thousand, six hundred pounds)** per annum exclusive.

A full tenancy schedule is available from the sole selling agents.

SERVICE CHARGE

It should be noted that all occupiers contribute a service charge, based on area occupied.

MAINS SUPPLIES

Each unit has the benefit of primary metered mains electricity.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£5,000,000 (five million pounds)** are invited for this valuable freehold interest, subject to the current rental income – yield circa, **8.6%**.

ANTI MONEY LAUNDERING

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

For More Information Contact:

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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.