

YARD FACILITY, 97 CHESTER STREET, BIRMINGHAM, B6 4AE



TO LET

YARD FACILITY.

0.17 of an acre/0.07 of a hectare.

- Prominent corner position.
- Palisade fencing/gates.
- Outside of the clean air zone.
- Within close proximity to Birmingham City Centre.
- Within close proximity to the Middle Ring Road.
- Within close proximity to the main Aston Expressway.
- Within close proximity to Junction 6 of the M6 motorway, "Spaghetti Junction".



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject land, occupies a prominent corner position, situated at the intersection of Chester Street and Richard Street.

Birmingham City Centre is nearby.

Excellent communicational links.

The Middle Ring Road (Dartmouth Middleway – Dartmouth Circus), Aston Expressway (A38M) and Junction 6 of the M6 motorway, “Spaghetti Junction” are all within close proximity.

DESCRIPTION

Level, regular shaped, yard facility.

SITE AREA

0.17 of an acre/0.07 of a hectare

MAINS SUPPLIES

It is important to note that at present, no mains supplies are connected.

ASKING RENTAL LEVEL

£25,000 pax

RENTAL PAYMENTS

Quarterly in advance

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

Unfortunately, at present the site does not attract an assessment.

BASIS OF OCCUPATION

All uses will be considered, with the exception of any form of recycling, storage of tyres or the storage/breaking of damaged vehicles.

TERM

The site is available on the basis of a 5 year lease agreement.

Subject to negotiation, a longer term may be available.

RENT BOND

It is important to note that the landlord may require a rent bond, equivalent to 1 quarters rent.

VAT

VAT is not applicable

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:

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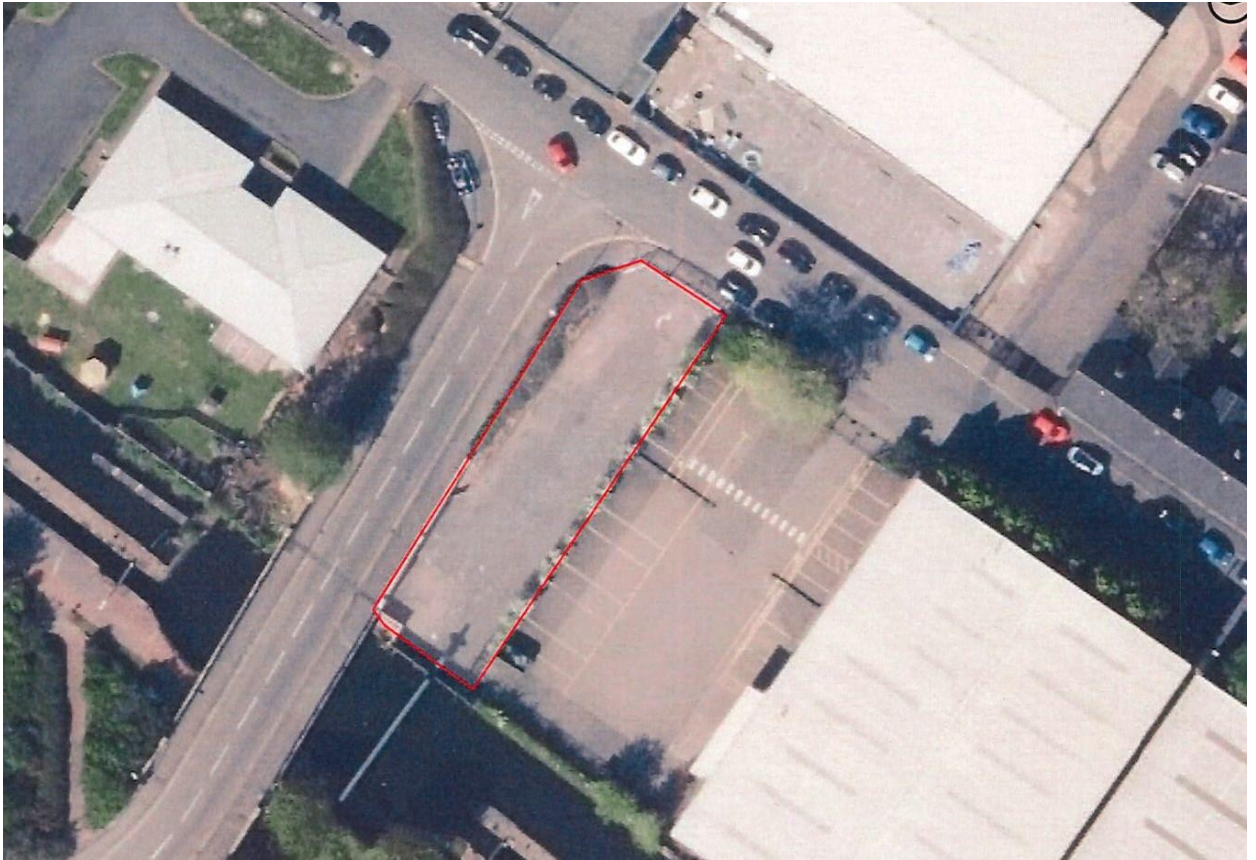
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NOTICE

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.