

CROWN WORKS, ANNE ROAD, SMETHWICK, BIRMINGHAM, B66 2NZ



TO LET

YARD FACILITY (RECYCLING/WASTE TRANSFER LICENCE)

Circa, 1.4 acres/0.56 of a hectare.

- Surfaced (concrete)/gated/secure yard facility.
- Interceptor tanks.
- Ancillary office accommodation (if required).
- Fully licenced – waste transfer/recycling.
- Prominent corner position.
- Circa, 1.5 miles from Junction 1 of the M5 motorway.
- Circa, 3 miles north west of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject land, occupies an extremely prominent corner position, situated at the intersection of Anne Road & Rabone Lane/Boot Street (B4136).

Excellent communicational links.

Junction 1 of the M5 motorway is located approximately 1.5 miles north west.

Rayhall Interchange (intersection of the M5 & M6 motorways) is situated approximately 2.5 miles due north of junction 1.

Birmingham City Centre is located approximately 3 miles south east.

DESCRIPTION

Enclosed/secure/surfaced/gated yard facility, with the benefit of ancillary offices (if required).

Interceptor tanks.

SITE AREA

Circa, 1.4 acres/0.56 of a hectare.

MAINS SUPPLIES

The property has the advantage of a substantial, 3 phase electrical supply, water and foul drainage. No mains gas.

TENURE

Available on the basis of a 15 year, FRI lease (5 year review pattern).

ASKING RENTAL

£100,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES (APRIL 2023)

Rateable Value: **£60,500**

Rates Payable, circa: **£30,000**

RENT BOND

Dependant on use/covenant strength, the landlord may require a rent bond.

PERMITTED USE

Waste transfer/recycling.

Alternative uses will be considered.

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

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

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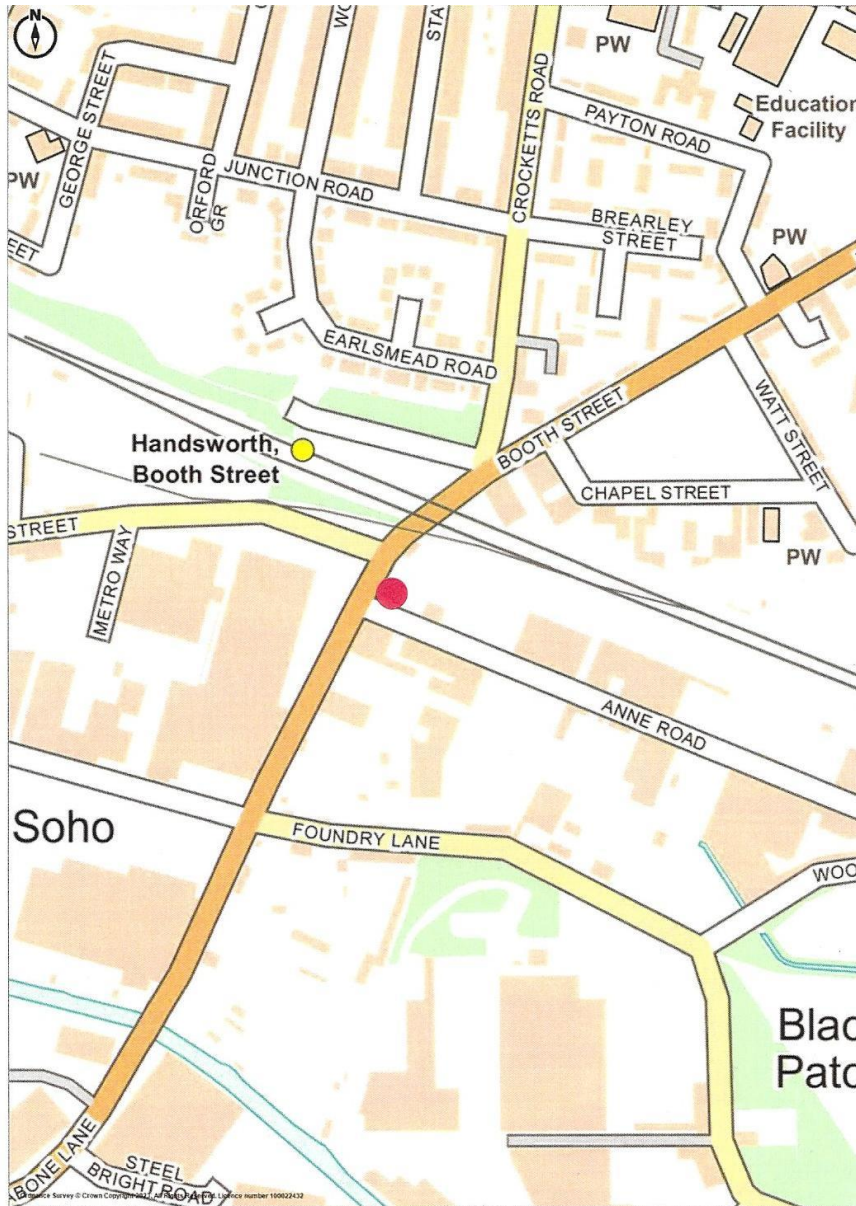
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NOTICE

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.