

DOLLMAN STREET/ALMA CRESENT, BIRMINGHAM, B7 4RP



TO LET

YARD FACILITY

Circa, 0.44 acres/0.18 of a hectare.

- Gated/secure yard facility.
- Concrete surfaces.
- Prominent corner position.
- Circa, 2 miles from Junction 6 of the M6 motorway.
- Circa, 1 mile north east of Birmingham City Centre.



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LOCATION

The subject yard facility, occupies a prominent corner position, situated at the inter-section of Dollman Street and Alma Crecent.

Excellent communicational links. Heartlands Spine Road, the middle ring road and the main Aston Expressway are nearby

Junction 6 of the M6 motorway ("Spaghetti Junction") is located approximately 2 miles north east.

Birmingham City Centre is situated approximately 1 miles south west.

DESCRIPTION

Enclosed/secure/gated yard facility.

Concrete Surfaces

SITE AREA

Circa, 0.44 acres/0.18 of a hectare.

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water & foul drainage.

LEASE TERM

Available on the basis of a 5-year, FRI lease.

ASKING RENTAL

£35,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES (APRIL 2023)

Rateable Value: **£20,000**

Rates Payable, circa: **£10,000**

RENT BOND

A rent bond will be required, the level of which will be determined by use and covenant strength.

PERMITTED USE

All uses will be considered, with the exception of any form of waste recycling/car breaking

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:

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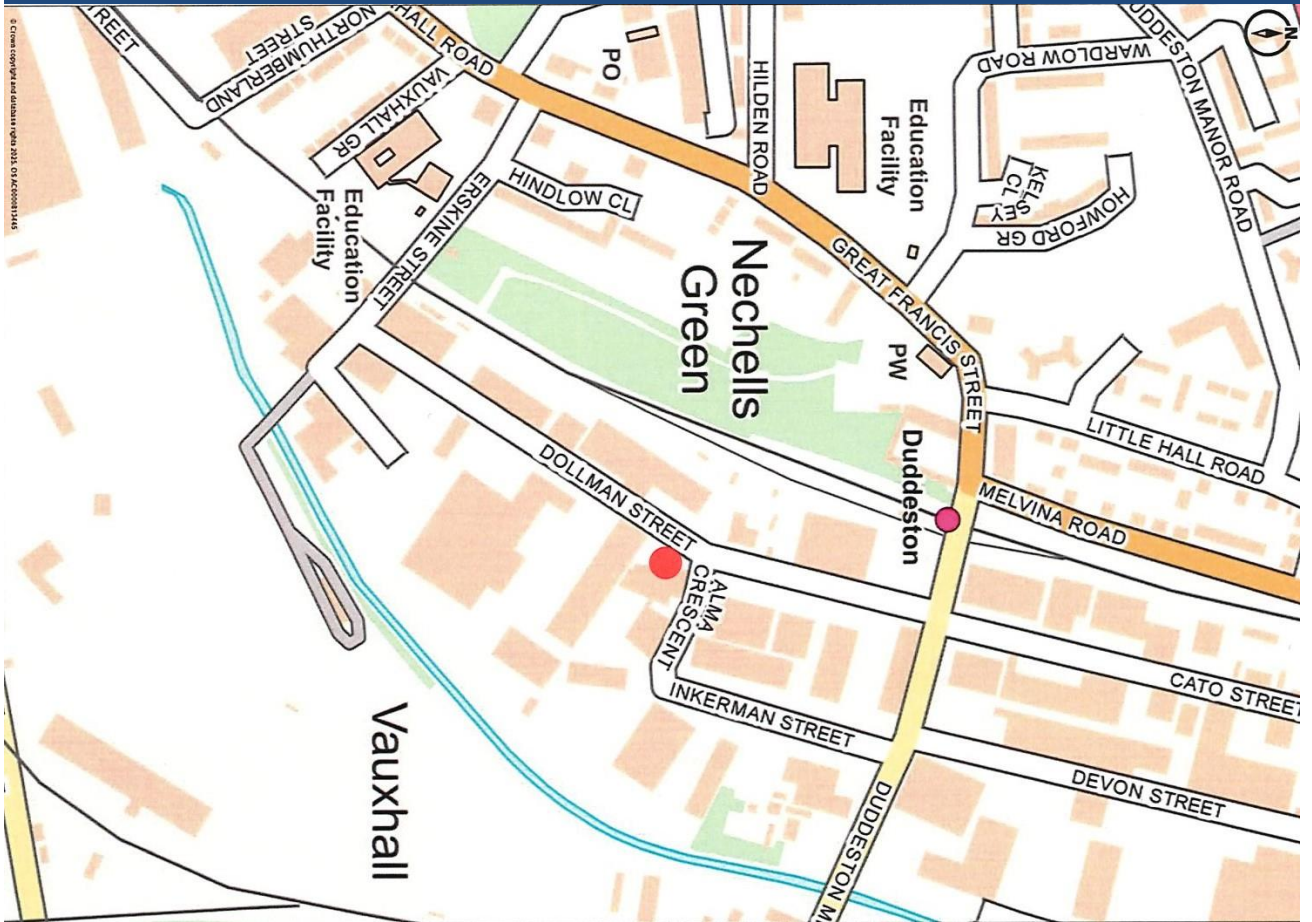
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NOTICE

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.