

UNITS A & B, 90/100 GLOVER STREET, BIRMINGHAM, B9 4EN



FREEHOLD FOR SALE

PREDOMINANTLY GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

9,280 sq.ft/862.13 sq.m

- Extensive frontage onto Glover street, situated within close proximity to the intersection with Adderley Street.
- Prime location - residential redevelopment.
- Within close proximity to the proposed Metroline Station, Curzon Street Station and various universities.
- Ease of access to the middle ring road (Watery Lane Middleway), Birmingham City Centre and the national motorway network.
- Currently tenanted on an informal basis - £36,000 per annum exclusive.
- Circa, 0.26 of an acre/0.1 of a hectare.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises, enjoys frontage onto Glover Street, situated within close proximity to the inter-section with Adderley Street.

Adderley Street provides direct access to the middle ring road – Watery Lane Middleway – A4540.

Ease of access to the national motorway network – A38M (Aston Expressway) – Junction 6 of the M6 Motorway, “Spaghetti Junction”.

Immediate surrounding areas are considered prime locations, in terms of redevelopment (residential/student accommodation).

The proposed Metrolink and Curzon Street Stations are within close proximity as are Aston & Birmingham City Universities.

Considerable redevelopment has already occurred (ongoing).

The area has also become synonymous with leisure/entertainment.

DESCRIPTION

The subject premises provides predominantly ground floor (2 inter-connecting bays), open span, industrial/warehouse accommodation, including a relatively small yard (gated)/off-street loading/car parking facility.

Advantages include;

- 2, substantial access doors.
- Excellent natural light.
- Ancillary office accommodation and toilet facilities.
- Minimum working height **17ft 5”/5.3 metres**.

ACCOMMODATION

Ground floor - **8,400 sq.ft/780.38 sq.m**

Mezzanine – **880 sq.ft/81.75 sq.m**

Total Accommodation – 9,280 sq.ft/862.13 sq.m

SITE AREA

Circa, 0.26 of an acre/0.1 of a hectare.

BASIS OF OCCUPATION

The property is currently occupied on an informal basis, at a rental level of **£36,000 pax**.

Further information is available from the sole selling agents.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value: **£28,250**

Rates Payable: circa **£14,125**

MAINS SUPPLIES

All mains supplies are connected, on a primary basis, including gas, electrical supply (3 phase), water & drainage.

BASIS OF SALE

Freehold, either with vacant possession or subject to the current basis of occupation.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

CONSIDERATION

Offers in excess of **£1.25 million (One Million, Two Hundred & Fifty Thousand Pounds)** for this valuable freehold interest.

ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant.

For More Information Contact:

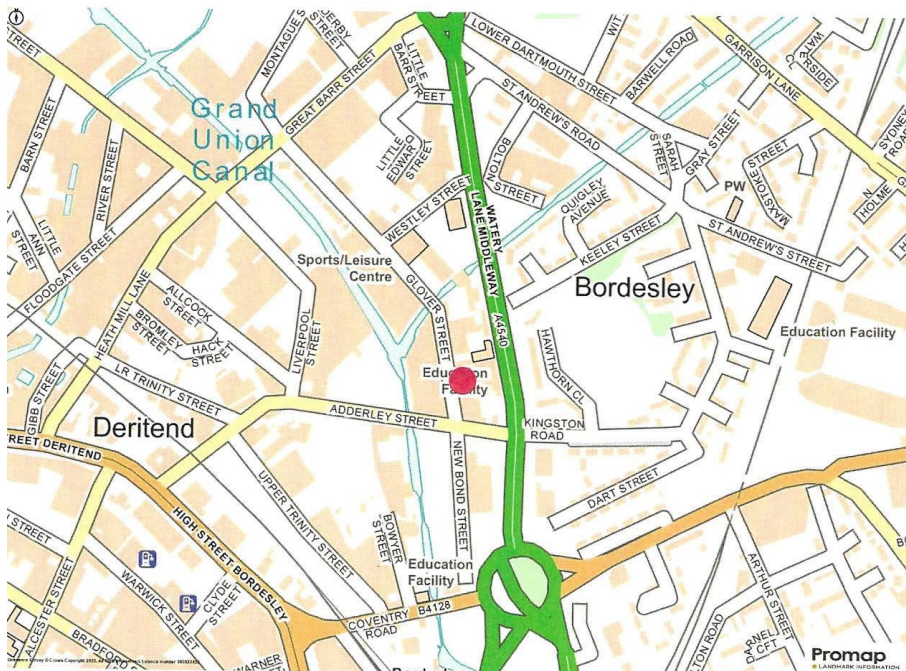
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Yard Facility



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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.