

31/33 GREEN LANE, BIRMINGHAM, B9 5BU



FOR SALE

1,500 sq.ft/139.35 sq.m

GROUND FLOOR WORKSHOP AND SURFACED YARD FACILITY

Site Area circa, 0.165 of an
acre/0.06 of a hectare

- Prominent position, fronting Green Lane, within close proximity to the intersection with Coventry Road
- Opposite the Green Lane Mosque
- Concrete surfaced yard facility
- Palisade fencing/gates
- Substantial, electrically operated roller shutter door access
- Open span/high bay – circa, 21 ft/6.4 m
- Within close proximity to the Middle Ring Road/Birmingham City Centre



Stephens McBride Chartered Surveyors & Estate Agents
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www.smbsurveyors.com

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LOCATION

The subject premises enjoys direct frontage onto Green Lane, within close proximity to the intersection with Coventry Road.

Green Lane Mosque is located directly opposite.

Within 2 miles of Birmingham City Centre.

Ease of access to the national motorway network. Junction 6 of the M6 motorway, "Spaghetti Junction" is located approximately 3.75 miles due north.

Coventry Road provides direct access to Watery Lane/Bordesley/Highgate Middle Way.

DESCRIPTION

The subject premises comprise a relatively high bay, open span, ground floor workshop facility, including ancillary offices.

Substantial, electrically operated roller shutter door access. Concrete floor structure, incorporating an inspection pit. Sodium lighting.

Working height circa, 21 ft/6.4 m.

2 private offices, kitchen and toilet facilities. Gas fired central heating. Carpet and tile floor coverings.

All external areas have a concrete surface. Palisade fencing. Gated entrance.

ACCOMMODATION

1,500 sq.ft/139.35 sq.m

Site Area circa, **0.165 of an acre/0.06 of a hectare**

MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including electricity (3 phase - 100amp), gas, water and drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

BASIS OF OWNERSHIP

The basis of ownership is a 99 year, ground leasehold interest, commencing 01.08.1985, at a current ground rent of £5,825 pa. 7 year review pattern. Circa, 58 years unexpired.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable value - £13,750

Rates payable circa, £6,500 pa

It is important to note a degree of Small Business Rates Relief may apply.

CONSIDERATION

Offers in excess of **£350,000 (Three Hundred and Fifty Thousand Pounds)** are invited for this valuable, long ground leasehold interest.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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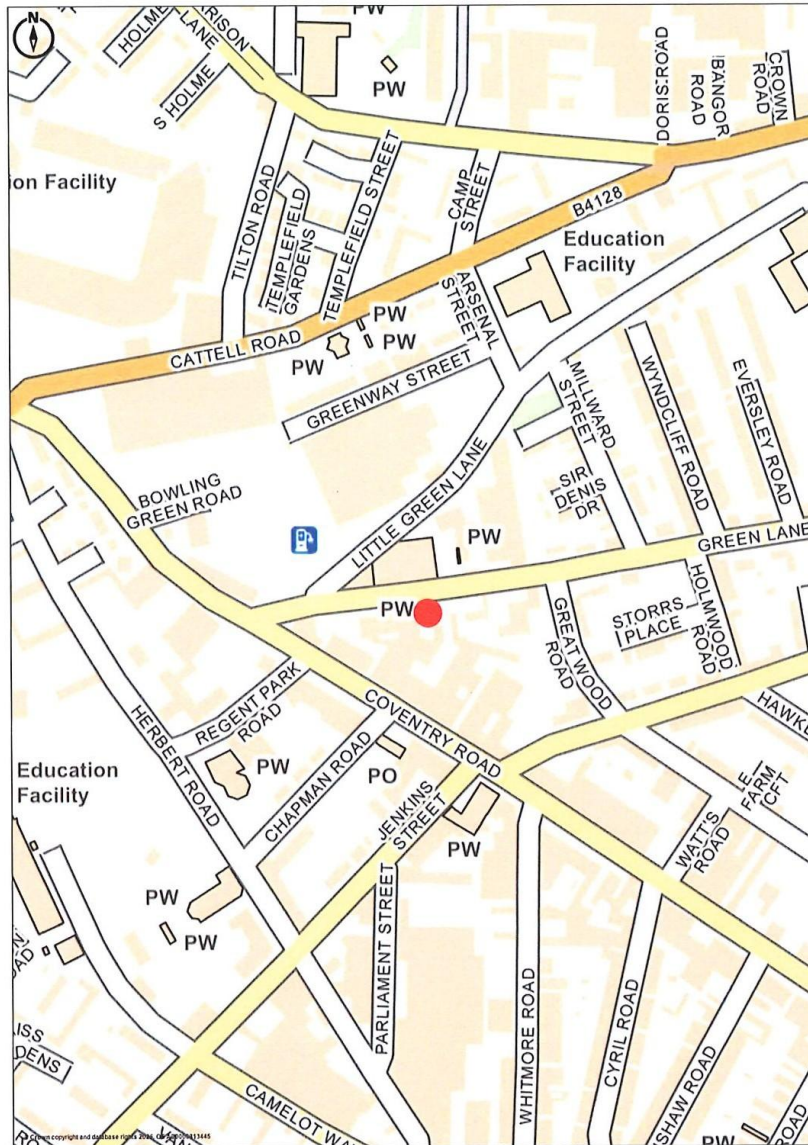
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NOTICE

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.