

45A HAMPTON ROAD, ERDINGTON, BIRMINGHAM, B23 7JJ



FREEHOLD FOR SALE

GROUND FLOOR WORKSHOP

1,430 sq.ft/132.85 sq.m

- Circa, 3 miles from Birmingham City Centre
- Off street loading/car parking
- Circa, 1 mile from junction 6 of the M6 motorway
- Surrounding areas are densely populated residential

**Requiring considerable
refurbishment/modernisation**



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject premises is situated at the end of Hampton Road (cul de sac).

Surrounding areas are densely populated residential.

The main retail centre serving the local community is within relative close proximity (High Street).

Junction 6 ("Spaghetti Junction") of the M6 motorway is located approximately 1 mile due south (direct access via Slade Road).

Birmingham City Centre is situated approximately 3 mile south west.

DESCRIPTION

The subject premises provides ground floor workshop accommodation, requiring considerable modernisation/refurbishment.

The gated entrance driveway provides off street loading/car parking.

ACCOMMODATION

1,430 sq.ft/132.85 sq.m

VAT

VAT is **not** applicable.

USE

The property was utilised for a considerable number of years on the basis of a workshop/engineering facility.

We are of the opinion, the premises is suitable to be utilised on the basis of a variety of uses, including vehicle repairs.

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

BUSINESS RATES

(April 2026)

Rateable Value - **£7,300**

Rates payable circa, **£3,650 pa**

It is important to note, Small Business Rates Relief may apply.

MAINS SUPPLIES

We are advised mains electricity (3 phase), water and foul drainage are connected.

CONSIDERATION

Offers in excess of) **£150,000 (One Hundred and Fifty Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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SMB
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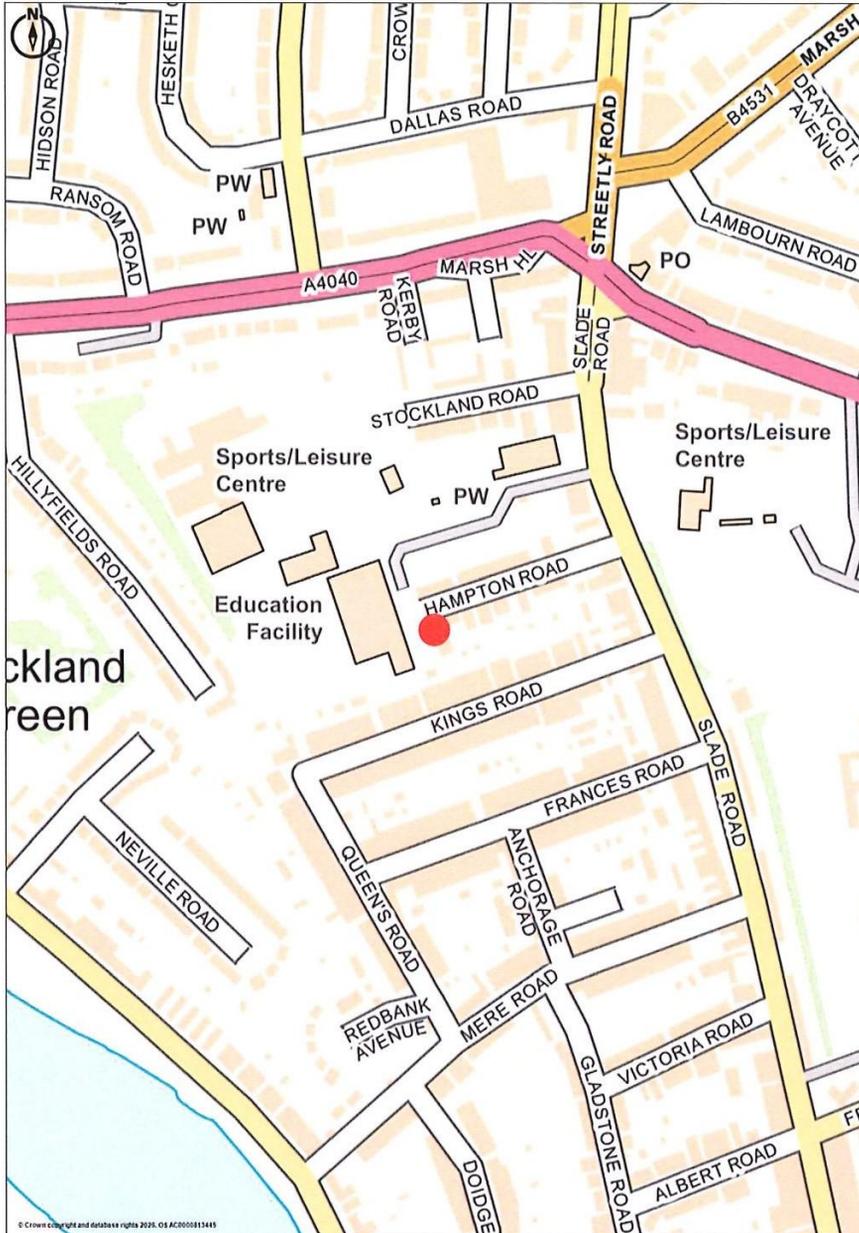
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NOTICE

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.