

R/O 16/18 HOLYHEAD ROAD, BIRMINGHAM, B21 0LT



TO LET

SECURE/GATED/FENCED/SUFACED YARD FACILITY

(Including a ground floor workshop)

0.53 of an acre/0.11 of a hectare

- Circa, 1.25 mile from Junction 1 of the M5 motorway.
- Concrete surfaces.
- Gated/secure boundary fencing.
- The workshop is accessed via a substantial, electrically operated roller shutter door.
- Excellent communicational links – Holyhead Road – main arterial route.
- Circa, 3 miles north west of Birmingham City Centre.



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LOCATION

The subject yard/workshop facility, is accessed via a private service road, which in turn is accessed via the main Holyhead Road (considerable traffic flow).

Junction 1/commencement of the Black Country Spine Route, are located approximately 1.25 miles north west.

The main intersection of the M5 & M6 motorways is situated approximately 2 miles due north of the aforementioned Junction 1.

Birmingham City Centre is located approximately 3 miles south east.

DESCRIPTION

The subject premises comprise a yard facility and adjoining ground floor workshop.

Advantages include:

- Concrete surfaces
- Gated entrance
- Secure boundary fencing
- The ground floor workshop facility (open span) is accessed via a substantial electrically operated roller shutter door.

SITE AREA

0.53 of an acre/0.11 of a hectare

Ground Floor Workshop – Unit 5

560 sq.ft/53.02 sq.m

MAINS SUPPLIES

The property/site area has the benefit of a 3 phase electrical supply.

TERM

The site/property is available on the basis of a 5 year lease agreement.

ASKING RENTAL LEVEL

£55,000 pax

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable

BUSINESS RATES

Rateable value - **£28,750 pa**
Rates payable circa, **£14,500 pa**

OCCUPATION DATE

Early, January 2025

RENT BOND

Dependant on covenant strength, it is likely a rent bond will be required, equivalent to 1 quarters rent.

PERMITTED USE

All uses will be considered, with the exception of any form of recycling, storage of tyres or car breaking.

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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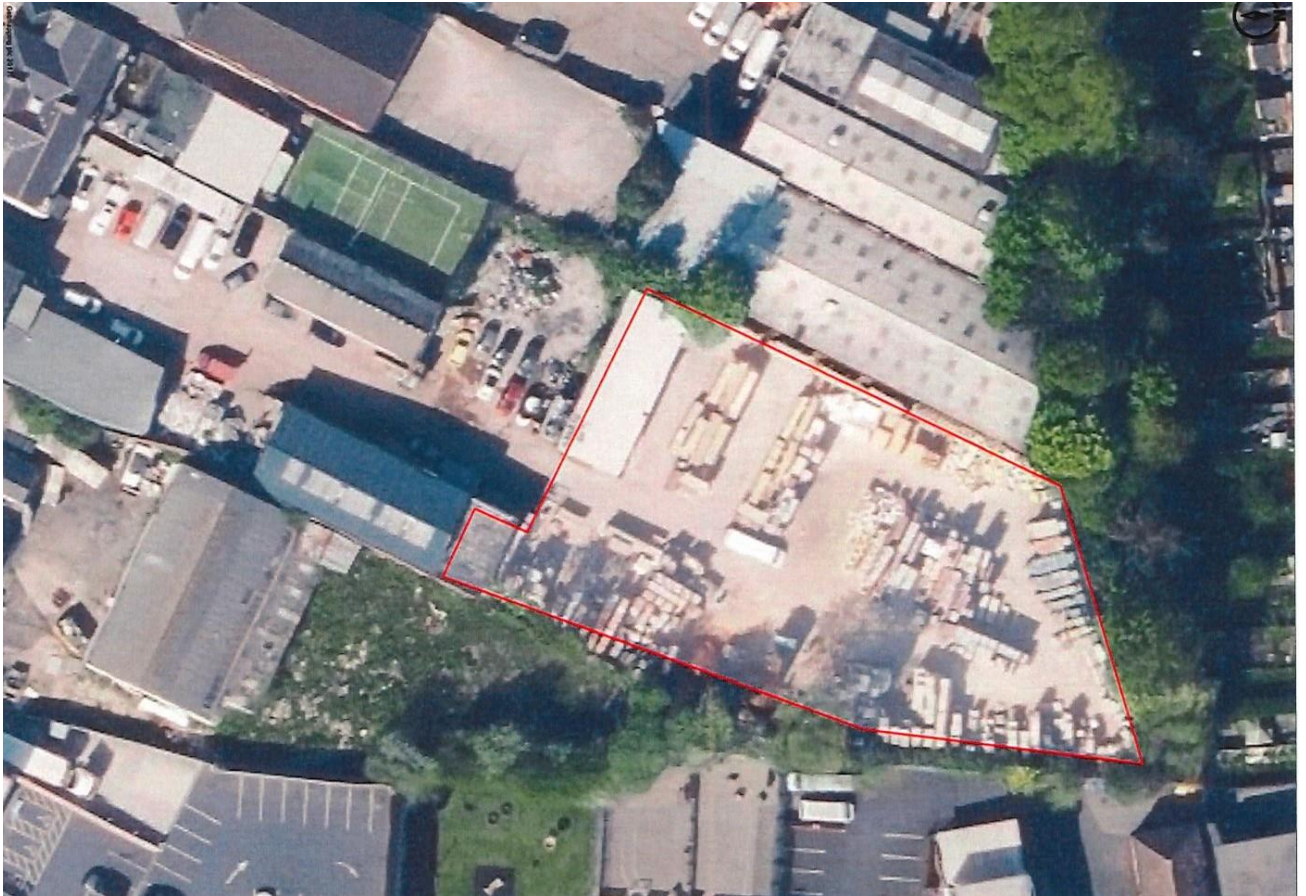
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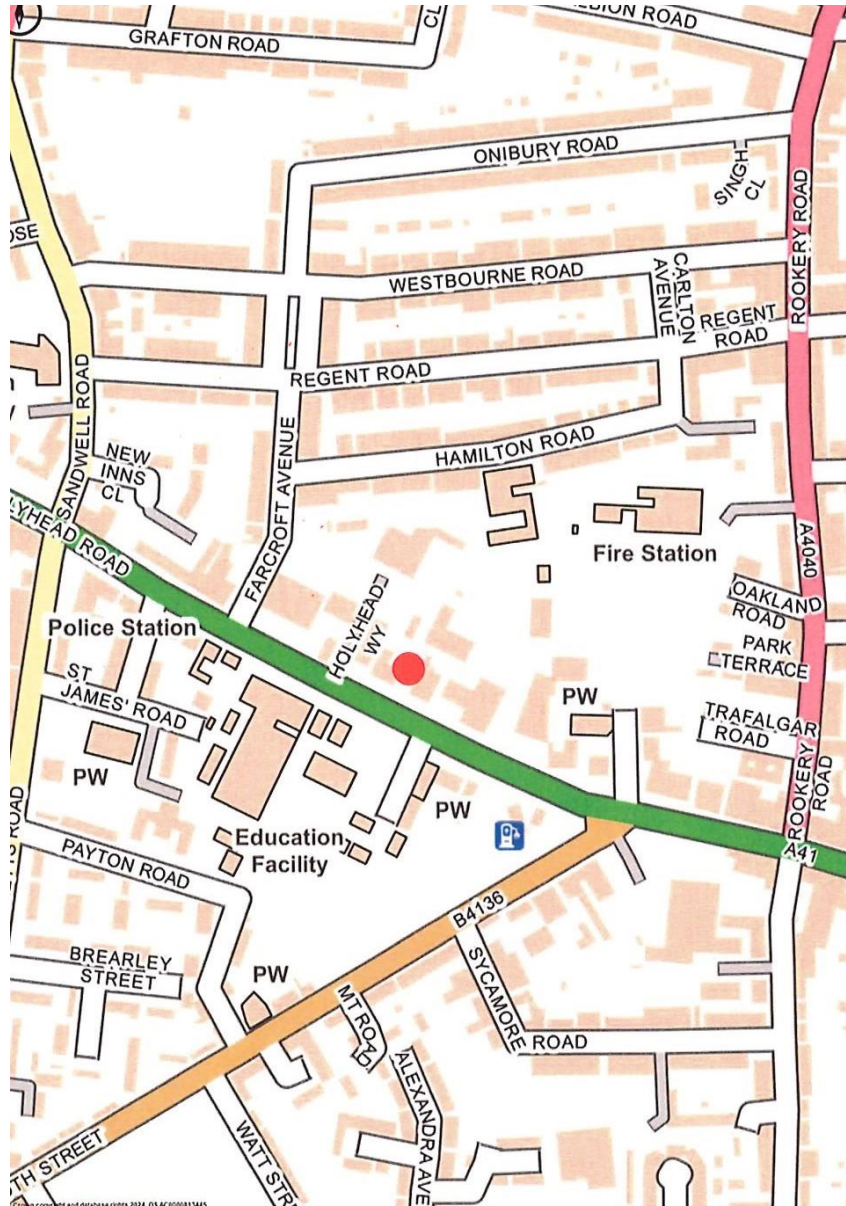
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NOTICE

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.