

28-29 LOWER TOWER STREET, BIRMINGHAM, B19 3NH



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

Circa 10,000 sq.ft/929.02 sq.m.

- Prominent position/substantial frontage onto Lower Tower Street.
- Two, substantial roller shutter doors.
- Within close proximity to Birmingham City Centre, the Inner and Middle Ring Roads.
- Within close proximity to the main Aston Expressway (A38M).



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

28-29 LOWER TOWER STREET, BIRMINGHAM, B19 3NH

LOCATION

The subject premises enjoys an extensive frontage onto Lower Tower Street, situated directly opposite the intersection with Ward Street.

Lower Tower Street provides direct access to Newtown Row, which in turn provides direct access to both the Inner and Middle Ring Roads and Birmingham City Centre.

The main Aston Expressway (A38M – circa a half a mile north east) provides direct access to Junction 6 of the M6 motorway, “Spaghetti Junction”.

DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation.

Advantages include:

- Two substantial, electrically operated roller shutter doors.

Door 1 – **width 12’8”/3.86m**
– **height 16’7”/5.05m.**

Door 2 – **width 10’7”/3.22m**
– **height 12’0”/3.66m.**

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

- Working height circa **14 ft /4.27m**
- Excellent natural light.
- Solid concrete floor structures throughout.

ACCOMMODATION

Circa 10,000 sq.ft/929.02 sq.m.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of a 3-phase electrical supply (100 amp), water and drainage.

Mains gas is connected, although a potential purchaser would have to install a new meter.

28-29 LOWER TOWER STREET, BIRMINGHAM, B19 3NH

PERMITTED USE

We have been advised that the property can be utilised on the basis of Use Class B1 (light industrial) or B8 (warehouse).

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

BUSINESS RATES

Rateable Value: **£15,000**

Rates Payable: **Circa £7,500**

OCCUPATION

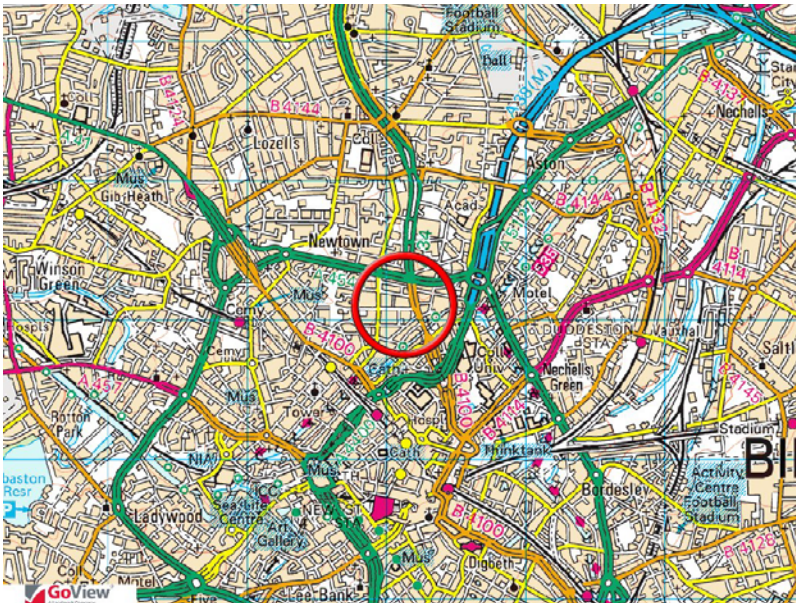
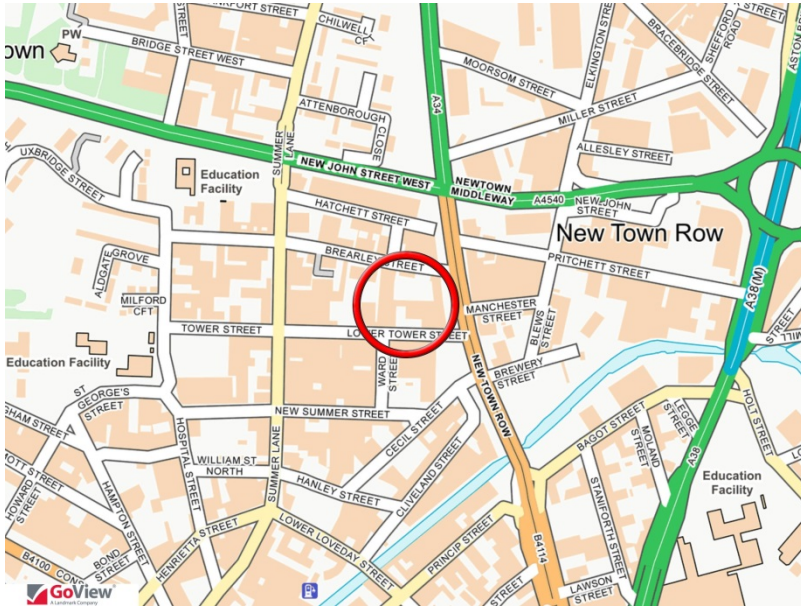
Immediate occupation is available on completion of all legal formalities.

CONSIDERATION

Offers in excess of **£600,000** (six hundred thousand pounds) is invited for this valuable freehold interest.



28-29 LOWER TOWER STREET, BIRMINGHAM, B19 3NH



28-29 LOWER TOWER STREET, BIRMINGHAM, B19 3NH



28-29 LOWER TOWER STREET, BIRMINGHAM, B19 3NH

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.