

39 MACDONALD STREET, DIGBETH, BIRMINGHAM B5 6TG



FREEHOLD FOR SALE

INDUSTRIAL/WAREHOUSE ACCOM.
(Including ancillary offices)

3,486 sq.ft/323.86 sq.m

- Direct frontage onto Macdonald Street, within close proximity to the intersection with Bissell Street/Rea Street South.
- Further, mezzanine storage – 1,200 sq.ft/111.48 sq.m.
- Off street car parking – 4/5 vehicles.
- Substantial, electrically operated roller shutter door access.
- Within close proximity to Birmingham City Centre and “China Town”.
- Excellent communicational links – within close proximity to the Middle Ring Road/numerous main arterial routes.
- Overhead gas radiant heater/gas fired central heating.



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LOCATION

The subject premises enjoys direct frontage onto Macdonald Street, situated within close proximity to the intersection with Bissell Street/Rea Street South.

Surrounding areas are benefiting from considerable regeneration/redevelopment (residential – Smithfield).

Birmingham City Centre and “China Town” are nearby.

Excellent communicational links – Lea Bank/Belgrave Middleway, Pershore Road and Bristol Road.

DESCRIPTION

The subject premises provides predominantly ground floor, well maintained, industrial/warehouse accommodation, including ancillary, first floor offices.

Advantages include:

- Gas fired central heating.
- Over head gas radiant heater.
- Substantial, electrically operated roller shutter door access.
- Forecourt, off street car parking (circa, 4/5 spaces) and loading.
- Excellent natural light.
- Well maintained.

ACCOMMODATION

Ground Floor Warehouse
3,000 sq.ft/278.71 sq.m

First Floor Offices
486 sq.ft/45.15 sq.m

Total Accommodation
3,486 sq.ft/323.86 sq.m

It is important to note that the demise does include a mezzanine floor structure, which provides a further circa, **1,200 sq.ft/111.48 sq.m**

For More Information Contact:

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MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply (80 amp), gas, water and drainage.

USE

The property has consent to be utilised on the basis of warehouse/light industrial.

Due to the changing nature of the immediate surrounding areas, alternative uses may gain consent.

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

BUSINESS RATES

Rateable value £16,500
Rates Payable circa, £8,250

VAT

VAT is not applicable.

BASIS OF SALE

Freehold with vacant possession

CONSIDERATION

Offers in excess of **£400,000 (four hundred thousand pounds)** are invited for this valuable freehold interest.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

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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.