

#### 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.



Stephens McBride Chartered Surveyors & Estate Agents Malvern House, New Road, Solihull, B91 3DL Tel: 0121 706 7766

www.smbsurveyors.com

https://www.linkedin.com/company/smb-alexander-stevens/

#### **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:**

Robert Taylor BSc MRICS & Oliver Beard

T: 0121 706 7766

E: <u>robert@smbsurveyors.com</u>
E: ollie@smbsurveyors.com

#### **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.

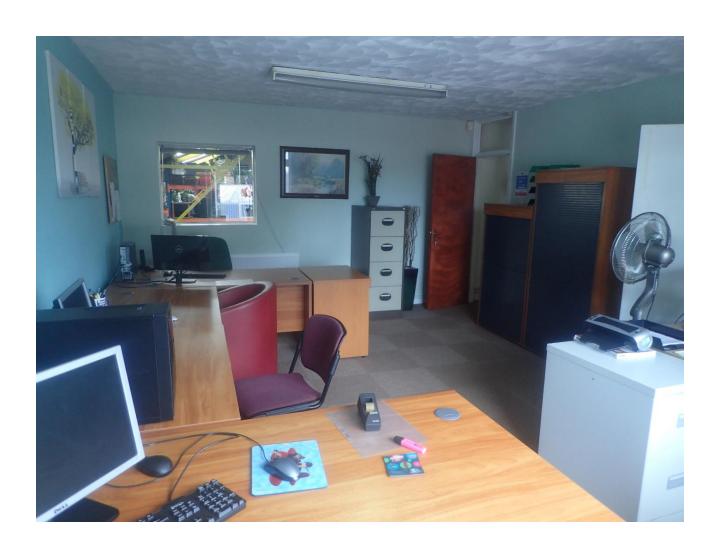




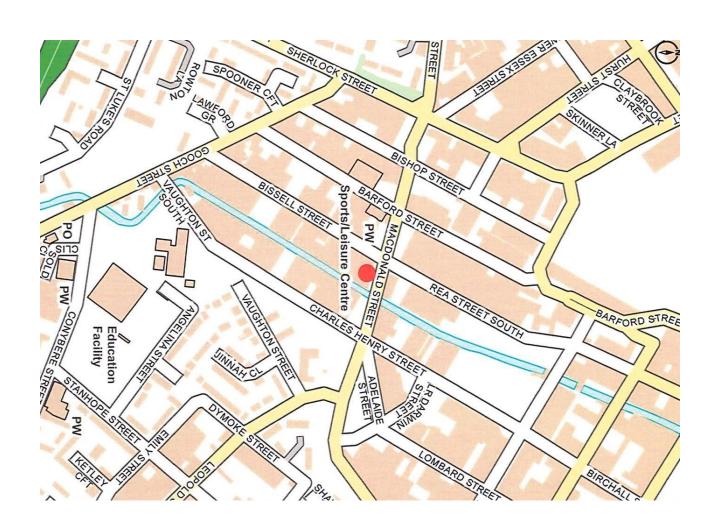


















#### **NOTICE**

**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.

