

56 NORTON STREET, HOCKLEY, BIRMINGHAM, B18 5RE



TO LET

YARD FACILITY

Yard 1 - 5,000 sq.ft/ 464.51 sq.m

Yard 2 - 1,500 sq.ft/ 139.35 sq.m

- Outside of the Clean Air Zone
- Secure boundary fencing/gates
- Within close proximity to the Middle Ring Road (Icknield Street/Boulton Middle Way/New John Street West)
- Circa, 2 miles from the main Aston Expressway (A38M)
- Circa, 2 miles northwest of Birmingham City Centre
- Prominent corner position



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject yard facilities, occupy a prominent corner position, situated at the intersection of Norton Street, Wharf Street and Park Road.

The area adjoins the middle ring road (Icknield Street/Boulton Middleway/New John Street West – A450 – Hockley Circus).

The main Aston Expressway (A38M) is located approximately 2 miles due east, providing direct access to Junction 6 of the M6 motorway, “Spaghetti Junction”.

Birmingham City Centre is situated approximately 2 miles south east.

DESCRIPTION

Both yards have the benefit of secure boundary fencing.

Concrete surfaces.

Office and toilet facilities.

Palisade fencing will be erected, inside of the existing profiled metal sheet clad perimeter fence – yard 1.

CLEAN AIR ZONE

It is important to note the yard facilities are outside of The Clean Air Zone.

ACCOMMODATION

Yard 1 - 5,000 sq.ft/ 464.51 sq.m

Yard 2 - 1,500 sq.ft/ 139.35 sq.m

TERM

Available on the basis of a 5 year, FRI lease

ASKING RENTAL LEVEL

Yard 1 - £25,000 pax

Yard 2 - £12,500 pax

RENTAL PAYMENTS

Quarterly in advance.

RENT BOND

Dependant on covenant strength/use, it is likely the landlord will require a rent bond, equivalent to 1 quarters rent.

VAT

VAT is **not** applicable.

BUSINESS RATES

Yard 1

Rateable Value: **£9,200**

Rates Payable circa, **£4,600**

Small business rates relief may apply.

Yard 2

Rateable Value: **£4,250**

Rates Payable circa, **£2,125**

Small business rates relief may apply.

MAINS SUPPLIES

Electricity, water & foul drainage are connected.

USE

All uses will be considered, with the exception of any form of waste recycling/car breaking.

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

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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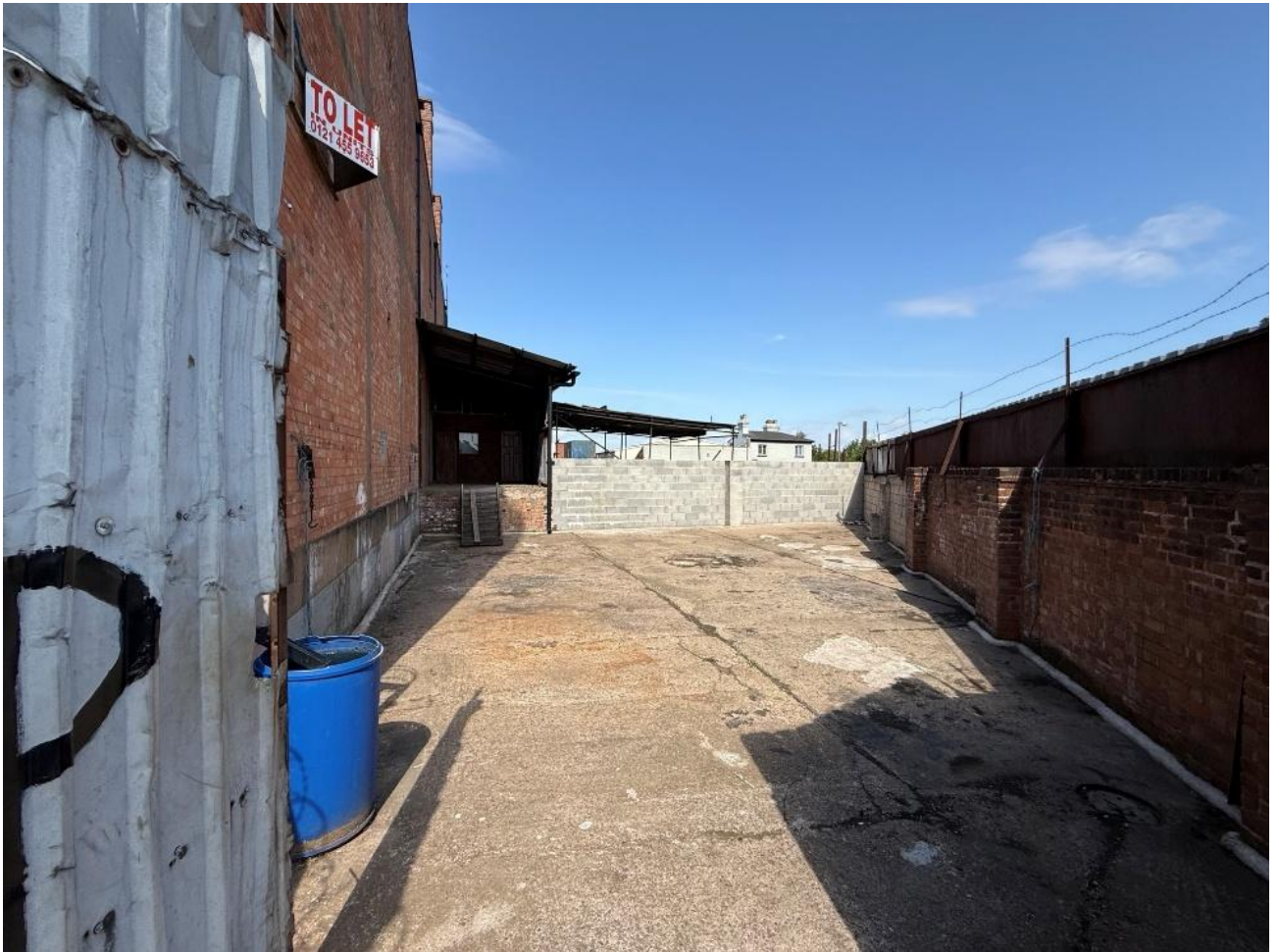
E: ollie@smbsurveyors.com

SMB
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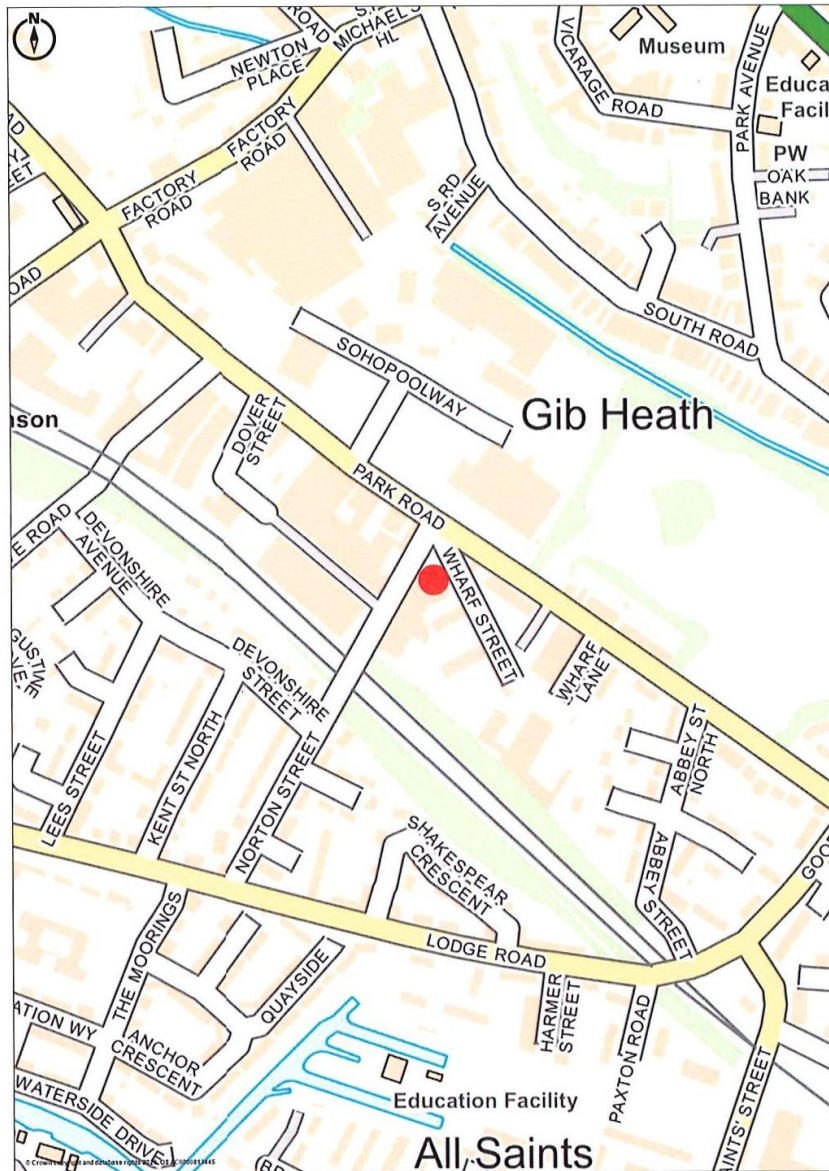
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NOTICE

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.