

# 20 OUGHTON ROAD, BIRMINGHAM, B12 0DF



## FREEHOLD FOR SALE

### WORKSHOP/YARD/METAL RECYCLING FACILITY.

- Current, scrap metal/environmental licence.
- Prominent corner position, situated at the intersection of Oughton Road and Highgate Place.
- Outside of the clean air zone.
- Within close proximity to Birmingham City Centre.
- Ease of access to Stratford Road (A34), Highgate Road (A4167), Small Heath Highway (A45), Warwick Road (A41) and the Middle Ring Road (Highgate Middleway).
- Substantial, 3 phase (100 amp) electrical supply.
- Interceptor tank.
- Concrete surfaces throughout.
- Substantial, electrically operated roller shutter door access.

#### UNIT

3,650 sq.ft/339.09 sq.m

#### SITE AREA

0.33 of an acre/ 0.13 of a hectare



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

[www.smbsurveyors.com](http://www.smbsurveyors.com)

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

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## LOCATION

The subject premises/yard facility, occupies a prominent corner position, situated at the intersection of Highgate Place and Oughton Road.

Excellent communicational links with Stratford Road (A34), Highgate Road (A4167), Small Heath Highway (A45), Warwick Road (A41) and the Middle Ring Road (Highgate Middleway), all in close proximity.

Birmingham City Centre is located approximately 1 mile due north.

Ease of access to the national motorway network.

Marginally outside of the clean air zone.

## DESCRIPTION

The subject premises provides an enclosed/concreted/gated yard facility, including a ground floor workshop with ancillary ground and first floor offices.

Advantages include:

- Open plan – minimum working height – circa 20 ft/6 m
- Substantial, electrically operated roller shutter door access.
- Sodium lighting.
- Interceptor tank.

## ACCOMMODATION

### Site Area

**0.33 of an acre/ 0.13 of a hectare**

### Workshop Facility

**3,650 sq.ft/339.09 sq.m**

It should be noted, the mezzanine structure provides further accommodation.

## OCCUPATION

The vendor requires an exchange of contracts, without undue delay, with completion 3 months thereafter, enabling the yard and workshop facility to be cleared and the property left clean and tidy.

## PERMITTED USE

The subject premises has been utilised, on the basis of metal recycling/car breaking, for a considerable number of years.

The property is fully licenced (details available via the sole selling agent).

## VAT

VAT is not applicable.

## BUSINESS RATES

### Current rateable value

**£21,750**

### Rates payable

**Circa, £10,500 pa**

## MAINS SUPPLIES

The property has the advantage of a substantial, 3 phase (100 amp) electrical supply, water and foul drainage. No mains gas.

## BASIS OF SALE

Freehold with vacant possession

## CONSIDERATION

Offers in excess of **£995,000 (Nine Hundred and Ninety Nine Thousand Pounds)** are invited for this valuable freehold interest, with the benefit of the existing licence.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)



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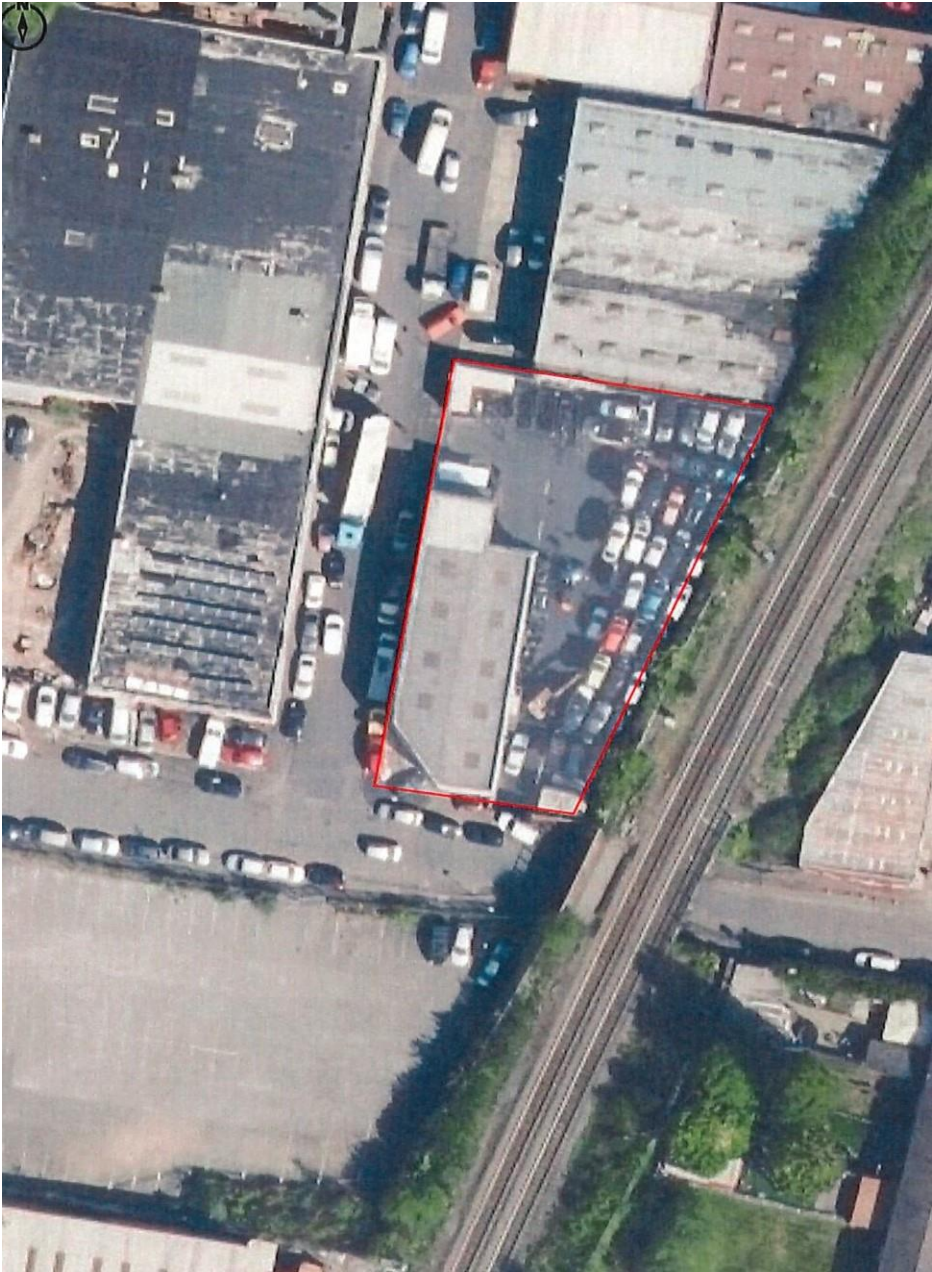




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## NOTICE

**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.