

BAKSHISH HOUSE, ROOD END ROAD, OLDBURY, B69 4HT



FREEHOLD FOR SALE

MAJOR/SUBSTANTIAL INDUSTRIAL DEVELOPMENT SITE/YARD FACILITY

Circa, 3 acres/1.21 hectares

- Substantial/direct frontage onto Rood End Road, within close proximity to the intersection with St Paul's Road
- Gated entrance/secure boundary fencing (palisade)
- Circa, 1.5 miles from junction 2 of the M5 motorway
- Circa, 2.5 miles from junction 1 of the M5 motorway
- Level/regular in shape
- Circa, 4.5 miles from Birmingham City Centre



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject site enjoys an extensive/direct frontage onto Rood End Road, within close proximity to the intersection with St Paul's Road.

Excellent communicational links.

Junction 2 of the M5 motorway is located approximately 1.5 miles south west and junction 1, 2.5 miles north east.

Junction 1 is within close proximity to the main intersection of the M5 & M6 motorways (Ray Hall Interchange).

Birmingham City Centre is located approximately 4.5 miles south east.

DESCRIPTION

The subject site, suitable to be utilised on the basis of a yard facility or industrial development, is regular in shape/level.

Surfaces are a combination of tarmac, concrete & compacted ground.

Gated entrance/secure boundary fencing (palisade).

All existing structures, both permanent & temporary will remain.

The vendor will clear the site, providing the land in a clean and tidy condition.

SITE AREA

Circa, 3 acres/1.21 hectares

MAINS SUPPLIES

The site has the benefit of a substantial, 3 phase electrical supply and gas – both require reconnection.

Mains water and foul drainage are connected.

BASIS OF SALE

Freehold with vacant possession, with the exception of the telecommunication mast equipment (rental producing – further information available from the sole selling agents).

VAT

VAT is applicable

BUSINESS RATES (April 2026)

Rateable Value - **£141,000**

Rates Payable circa, **£69,000**

CONSIDERATION

Offers in excess of **£2,500,000 (Two Million Five Hundred Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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SMB
Stephens McBride

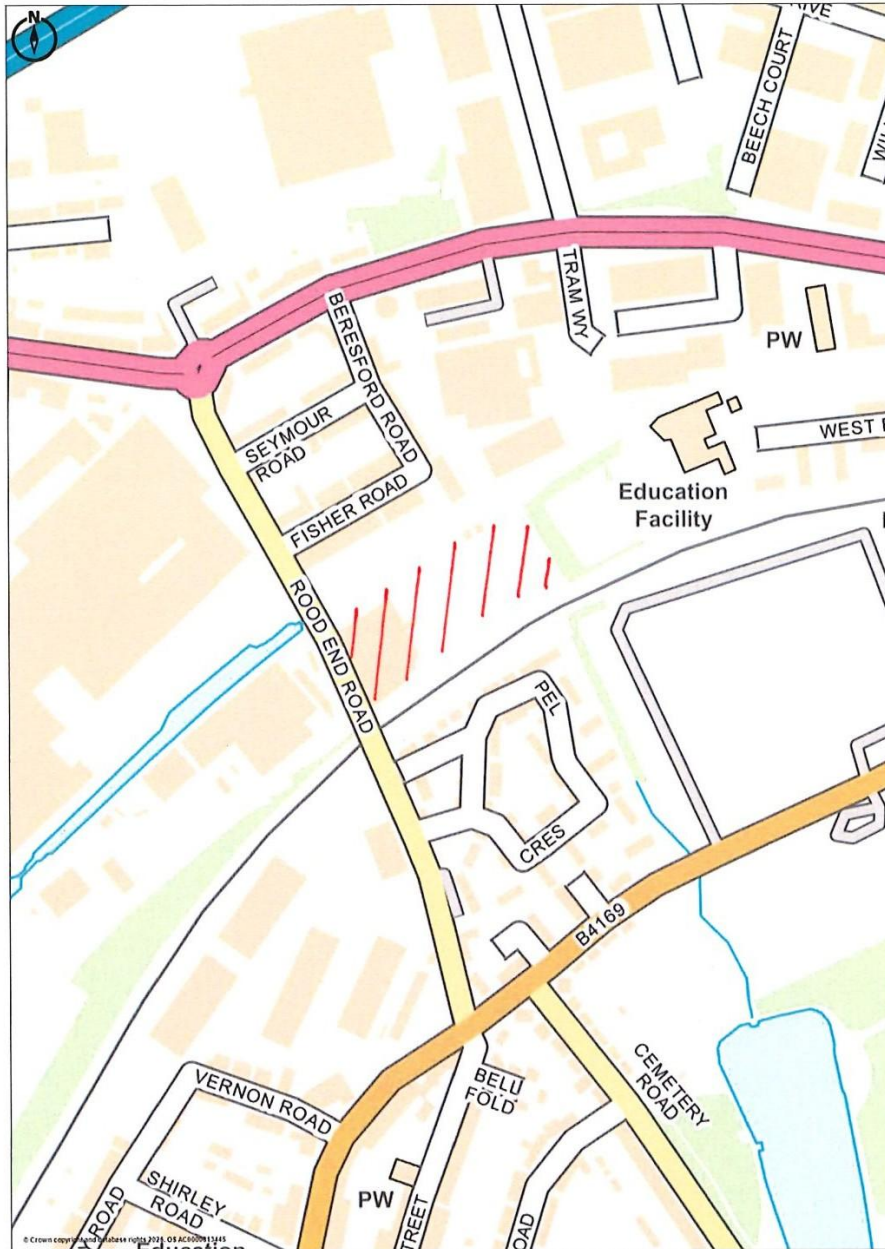
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NOTICE

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.