UNIT 5, SANDY HILL INDUSTRIAL ESTATE, 42A STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3LS



FREEHOLD FOR SALE

1,600 sq.ft/148.64 sq.m

GROUND FLOOR, LIGHT INDUSTRIAL/WORKSHOP/ WAREHOUSE PREMISES

- Open span
- Substantial, manually operated roller shutter door access.
- Average working height circa, 15ft/4.57 metres.
- Three phase, 100 amp electrical supply.
- Circa, 2.75 miles from Junction 4 of the M42
- Circa, 2.75 miles from Solihull Town Centre
- Situated on the outskirts of the main retail centre serving the local community

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

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LOCATION

Sandy Hill Industrial Estate comprises 6, ground floor, workshop/warehouse/light industrial premises, accessed via the main Stratford Road (AA34), situated to the rear of a retail unit occupied by Kidderminster Carpets and a car showroom facility.

The estate is located on the outskirts of the main retail centre serving the local community.

Access to the national motorway network is provided by Junction 4 of the M42 Motorway (circa, 2.75 miles south east – direct dual carriageway access via main A34 – Stratford Road).

Shirley is situated approximately 8.75 miles south east of Birmingham City Centre and 2.75 miles west of Solihull Town Centre.

DESCRIPTION

The subject premises provides open span, ground floor, light industrial/warehouse/workshop accommodation.

Benefits include;

- Average working height circa, **15ft/4.57 metres**
- Solid concrete floor structure
- Manually operated roller shutter door access (width **9ft 8"/2.95** metres, height **11ft 10"/3.61 metres**)
- Excellent natural light
- Allocated off street car parking

ACCOMMODATION

Circa **1,600 sq.ft/148.64 sq.m**

CONSIDERATION

Offers are invited in excess of **£350,000 (Three Hundred & Fifty Thousand Pounds)** for this valuable freehold interest.

VAT

VAT is applicable.

BUSINESS RATES

Rateable value - **£7,100**

Rates payable circa, **£3,500 pa**

Small Business Rates Relief may apply.

MAINS SUPPLIES

The property has the advantage of a three phase electrical supply (100 amp), water & drainage. No mains gas.

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 potential purchaser.

Viewing & Further Information;

Robert Taylor BSc MRICS
T: 0121 706 7766/07831 627 117
E: robert@smbsurveyors.com

Oliver Beard
T: 0121 706 7766
E: ollie@smbsurveyors.com

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Stephens McBride

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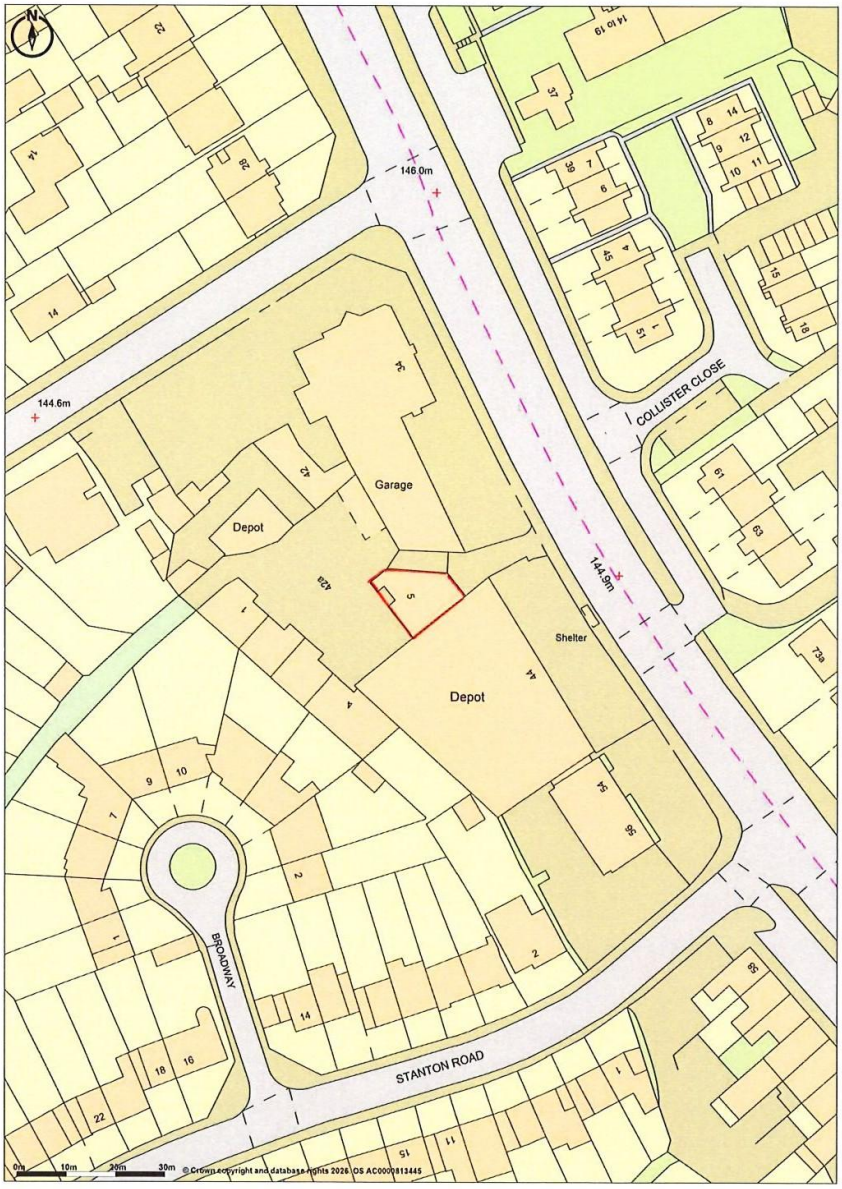
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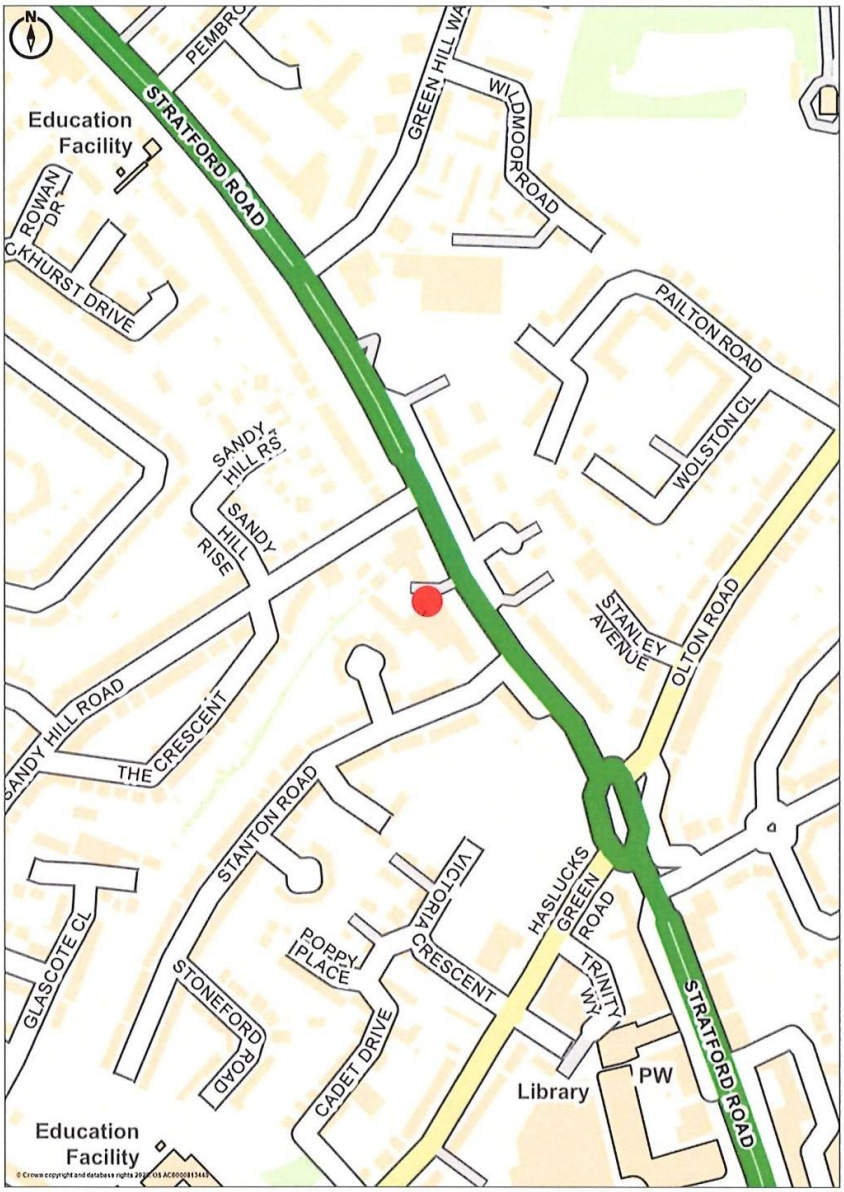
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NOTICE

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.

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