

FULLY LICENCED YARD FACILITY R/O 198 SPEEDWELL ROAD, TYSELEY, BIRMINGHAM, B25 8HH



FREEHOLD FOR SALE

YARD FACILITY

Circa, 0.9 of an acre/0.36 of a hectare

- Fully licenced (recycling), secure/surfaced yard facility
- Circa, 3.25 miles south east of Birmingham City Centre
- Ease of access to the main Small Heath Highway/Coventry Road (A45)
- Circa, 5.5 miles from junction 6 of the M42 motorway, NEC, Birmingham International Airport & Railway



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject site is accessed via Speedwell Road, within close proximity to the intersection with Kings Road.

Ease of access to the Small Heath Highway/Coventry Road (A45). VAT

Birmingham City Centre is located approximately 3.25 miles north east.

Junction 6 of the M42 motorway, NEC and Birmingham International Airport & Railway are located approximately 5.5 miles south east.

DESCRIPTION

Surfaced/secure/gated yard facility.

LICENCE

Fully licenced - recycling

SITE AREA

Circa, **0.9 of an acre/0.36 of a hectare**

SERVICE ROAD

The site is accessed via a shared/unadopted/communal service road, which will be included within the freehold disposal.

MAINS SUPPLIES

Electricity, water and foul drainage are connected on a primary basis. No mains gas.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT is not applicable

BUSINESS RATES

(April 2026)

Rateable Value - **£50,000**

Rates payable circa, **£25,000**

CONSIDERATION

Offers in excess of **£1.5M (One Million, Five Hundred Thousand Pounds)** are invited for this valuable freehold interest, with the benefit of the aforementioned licence.

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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SMB
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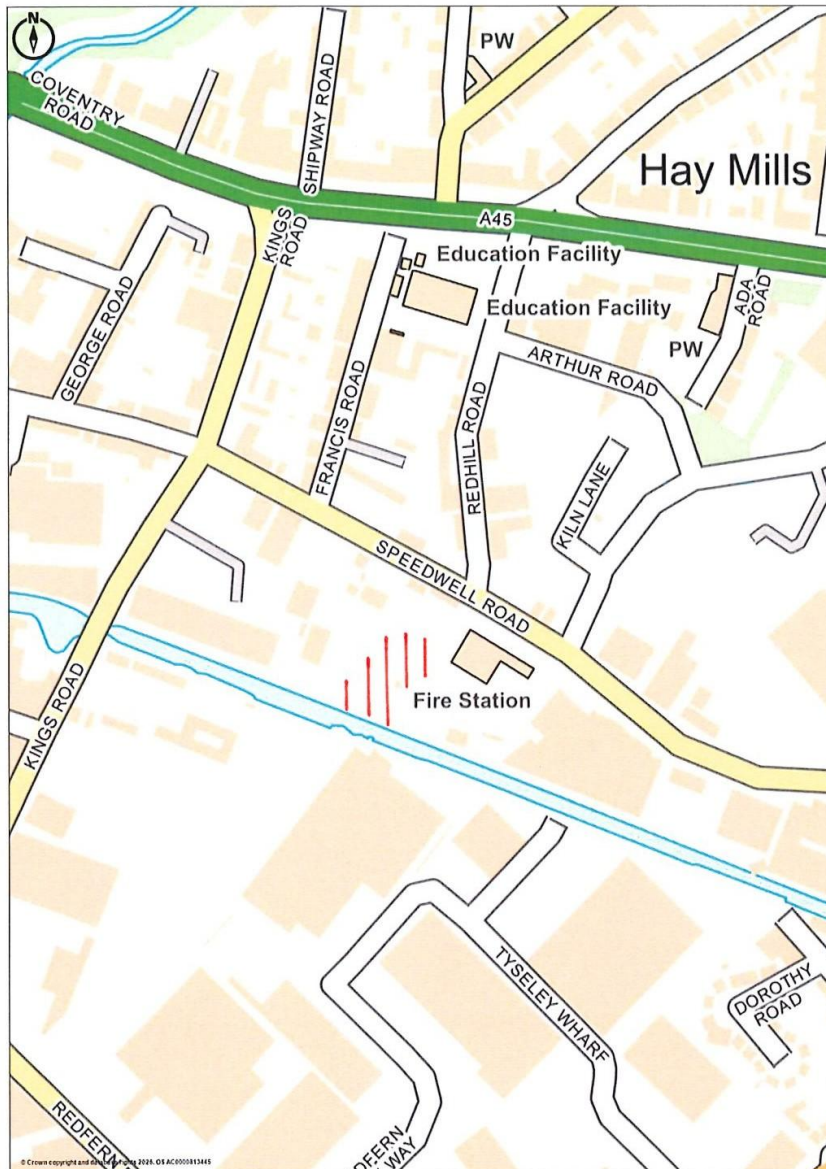
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NOTICE

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.