

1 SPRING HILL PASSAGE, BIRMINGHAM, B18 7AH



FREEHOLD FOR SALE INDUSTRIAL/WAREHOUSE ACCOMMODATION

POTENTIAL RESIDENTIAL DEVELOPMENT/CONVERSION

15,500 sq.ft/1,439.98 sq.m

- Prominent, three storey building (Victorian) – extensive frontage onto Spring Hill Passage.
- Within close proximity to the middle ring road and Birmingham City Centre.
- Potential for residential development/conversion.
- Basis of acquisition, either subject to the existing rental income or with vacant possession.
- Adjoining an Enterprise Car Rental Centre.
- Within close proximity to a major Tesco Supermarket



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LOCATION

The subject premises occupies a prominent position, enjoying an extensive frontage onto Spring Hill Passage, situated within close proximity to the inter-section with Spring Hill (main arterial route – A457).

Spring Hill provides direct access to the middle ring Road (Icknield Street/Ladywood Middleway – A4540).

Birmingham City Centre is located approximately ¼ of a mile south east.

Considerable regeneration/re-development is occurring within relative close proximity – residential – Jewellery Quarter.

Wider surrounding areas include the National Indoor Arena, I.C.C. and Symphony Hall.

Access to the national motorway network is provided by Junction 6 of the M6 Motorway, “Spaghetti Junction” (circa 2½ miles north east).

DESCRIPTION

The subject premises (Victorian) comprises a substantial, three storey structure of immense character.

Full height solid brick elevations. Windows are mainly metal framed, single glazed, multi-panelled.

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Floor structures are part solid (ground floor) and part timber joist with timber floor boarding.

Un-metered kerbside street parking is available within close proximity.

ACCOMMODATION

15,500 SQ.FT/1,439.98 SQ.M

MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage. No mains gas .

BASIS OF SALE

At present the property has been sub-divided and is multi-occupied.

The basis of sale can, either be subject to the existing income or with vacant possession (further details available from the sole selling agents).

VAT

Not applicable.

CONSIDERATION

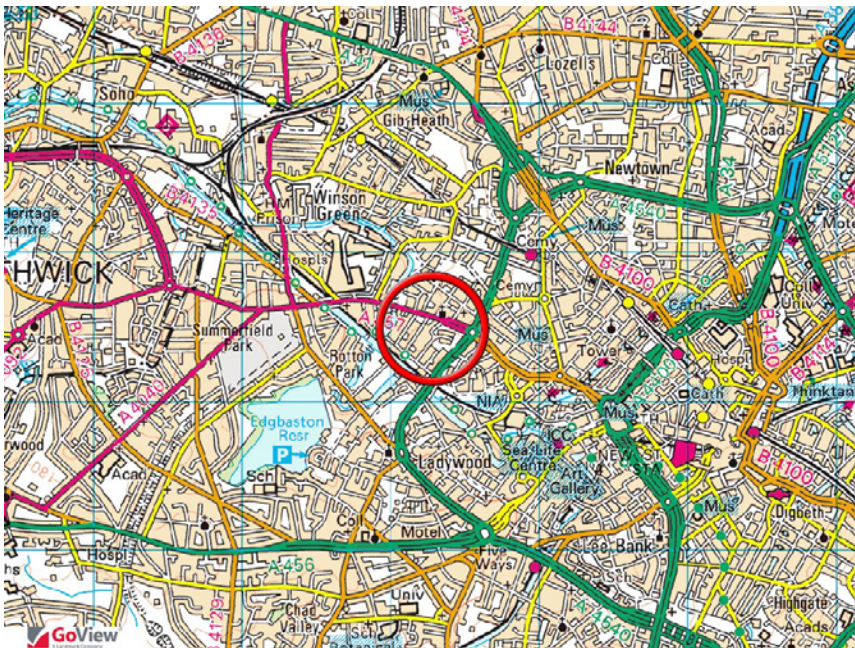
Offers in excess of **£375,000 (Three Hundred & Seventy Five Thousand Pounds)** are invited for this valuable freehold interest.

SMB
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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.