

55 STANHOPE STREET, HIGHGATE, BIRMINGHAM, B12 0UX



FREEHOLD FOR SALE

PREDOMINANTLY GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

4,580 sq.ft/425.49 sq.m

- Within close proximity to Birmingham City Centre.
- Substantial, roller shutter door access.
- Ease of access to the Middle Ring Road (Belgrave/Highgate Middleway).
- Substantial, 3 phase electrical supply.
- Roof mounted, gas fired blow heater.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys direct frontage onto Stanhope Street, situated within close proximity to the intersection with Emily Street.

The area benefits from excellent communicational links, adjoining Belgrave/Highgate Middleway (A4540).

Birmingham City Centre is located approximately 1.5 miles due north.

DESCRIPTION

The subject premises provides predominantly ground floor, industrial/warehouse accommodation, including ancillary, first floor offices.

Substantial, manually operated roller shutter door access (**width 10ft/.3.04m, height 10ft 9"/3.28m**).

Fully alarmed.

Roof mounted, gas fired blow heater.

Florescent strip lighting throughout.

ACCOMMODATION

4,580 sq.ft/425.49 sq.m

MAINS SUPPLIES

The property has the advantage of a substantial, 3 phase electricity supply, gas (capped), water and drainage.

For More Information Contact:

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CONSIDERATION

Offers in excess of **£400,000 (four hundred thousand pounds)** are invited for this valuable freehold interest with vacant possession.

VAT

VAT is applicable.

BUSINESS RATES

Rateable Value (April 2023): **£14,750**

Rates Payable circa: **£7,375**

Small business rates relief may apply.

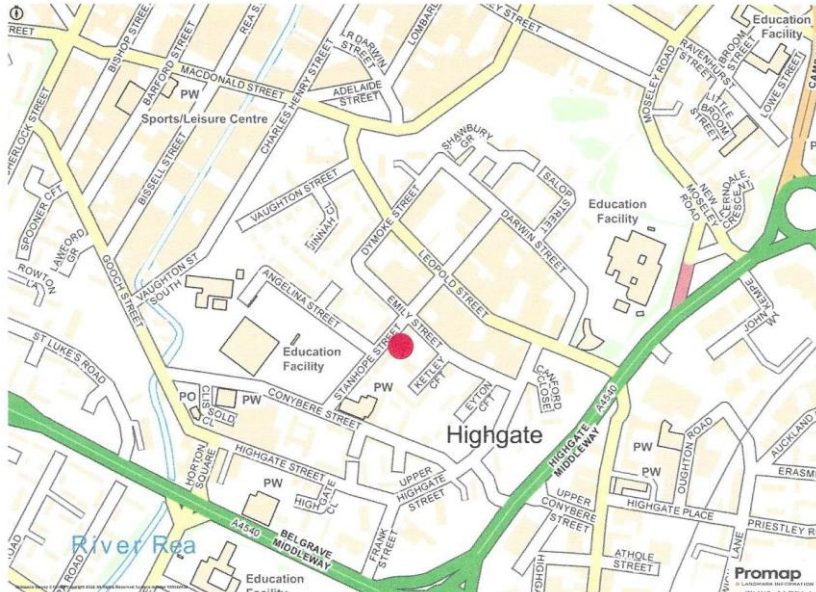
OCCUPATION

Immediate occupation is available on completion of all legal formalities.

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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.