

106 & 108 TAME ROAD, WITTON, BIRMINGHAM, B6 7EZ



TO LET

SECURE/WALLED YARD FACILITY

YARD AREA

**Circa, 0.17 of an acre/0.07 of a hectare
(7,400 sq.ft/687.48 sq.m)**

- 2, substantial, manually operated roller shutter doors
- 2, security sliding gates
- Full height brick boundary fencing and palaside fencing
- Additional off street car parking – circa, 6 spaces
- Within 0.75 of a mile of junction 6 of the M6 motorway
- Circa, 2 mile north of Birmingham City Centre

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LOCATION

The subject yard facility, enjoys an extensive frontage onto Tame Road, within close proximity to the junction with Bickford Road.

Excellent communicational links. Within 0.75 of a mile of junction 6 of the M6 motorway, "Spaghetti Junction".

Birmingham City Centre is located approximately 2 miles due south.

DESCRIPTION

The enclosed yard facility (full height walled elevations) has the benefit of:

- Concrete surfaces
- 2, substantial, manually operated roller shutter doors
- Boundary fencing to the site is palisade. 2, sliding gate entrances
- The site also provides further off street car parking and forecourt off street loading

SITE AREA

Circa, **0.17 of an acre/0.07 of a hectare**

TERM

The site is available on the basis of a 5 year term.

A longer lease term is available, subject to negotiation.

ASKING RENTAL LEVEL

£42,500 pax

Payable quarterly in advance.

PERMITTED USE

All uses will be considered, with the exception of:

- Car breaking
- Recycling
- Scrap metal

VAT

VAT is **not** applicable.

OCCUPATION

Immediate occupation is available on the completion of all legal formalities.

BUSINESS RATES

It will be the tenant occupiers responsibility to pay Business Rates.

At present, the yard facility does not attract a separate assessment.

Further information is available from the sole letting agents.

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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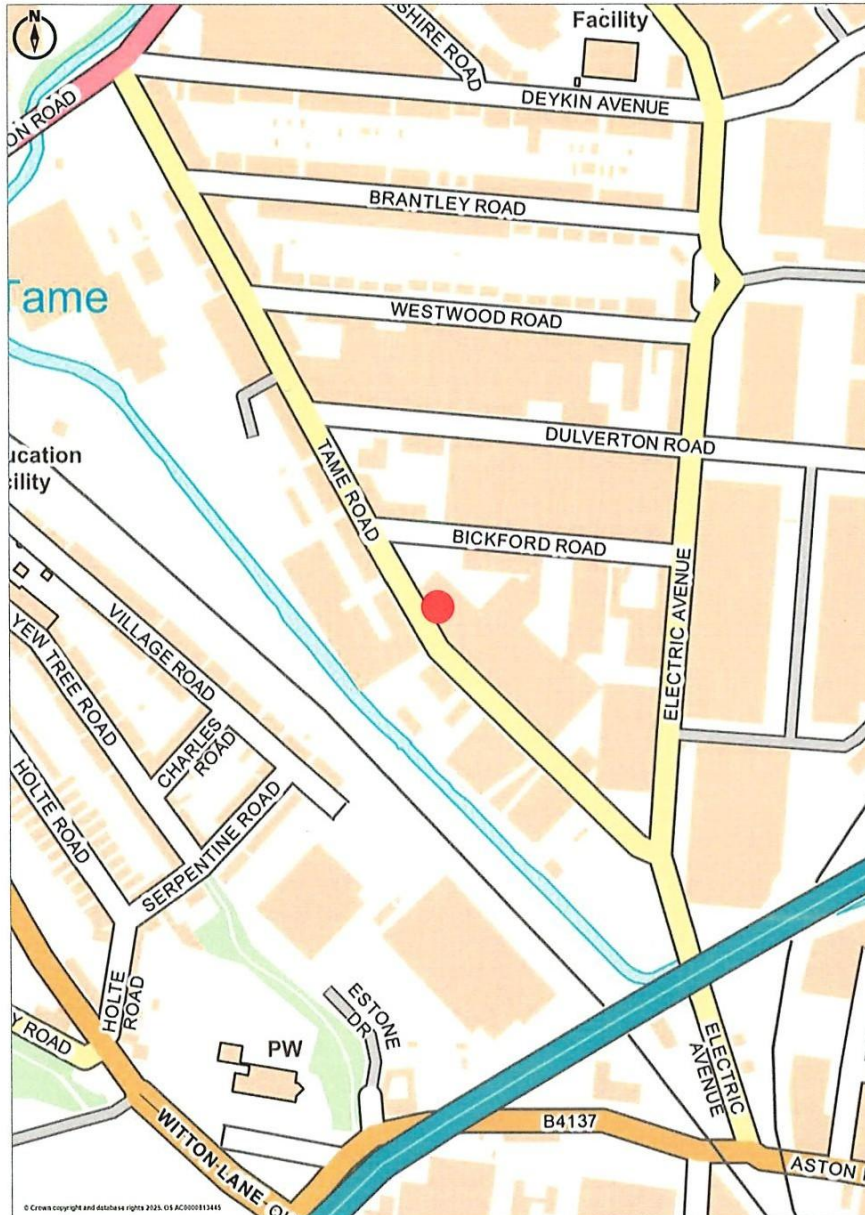
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NOTICE

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.