

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



## **FREEHOLD FOR SALE**

**DEVELOPMENT SITE  
(INDUSTRIAL)/YARD FACILITY.**

### **SITE AREA**

**Circa, 0.2 of an acre/0.08 of a hectare**

- 2, former ground floor, industrial/warehouse facilities, recently destroyed by fire.
- Extensive frontage on Tame Road, located between the intersections with Electric Ave & Bickford Road.
- Circa, 1 mile from junction 6 of the M6 motorway, "Spaghetti Junction".
- Circa, 2 mile north of Birmingham City Centre.

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## LOCATION

The subject land, enjoys an extensive frontage onto Tame Road, located between the intersections with Electric Ave & Bickford Road.

Junction 6 of the M6 motorway, "Spaghetti Junction", is within 1 mile.

Birmingham City Centre is located approximately 2 miles due south.

## DESCRIPTION

The subject land comprised 2, ground floor, industrial/warehouse units, recently destroyed by fire.

Concrete floor slab.

## ACCOMMODATION

Site area - circa, **0.2 of an acre/0.08 of a hectare**

## SITE CLEARANCE

It is important to note, a purchaser will be responsible for all site clearance costs.

## VAT

VAT is not applicable.

## BUSINESS RATES

The subject properties are now exempt/removed.

## MAINS SUPPLIES

Each unit had primary metered electricity (3 phase), gas, water and drainage, all of which have now been capped.

## CONSIDERATION

Offers in excess of **£225,000 (Two Hundred and Twenty Five Thousand Pounds)** are invited for this valuable freehold interest.

## 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.

### **For More Information Contact:**

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**SMB**  
Stephens McBride

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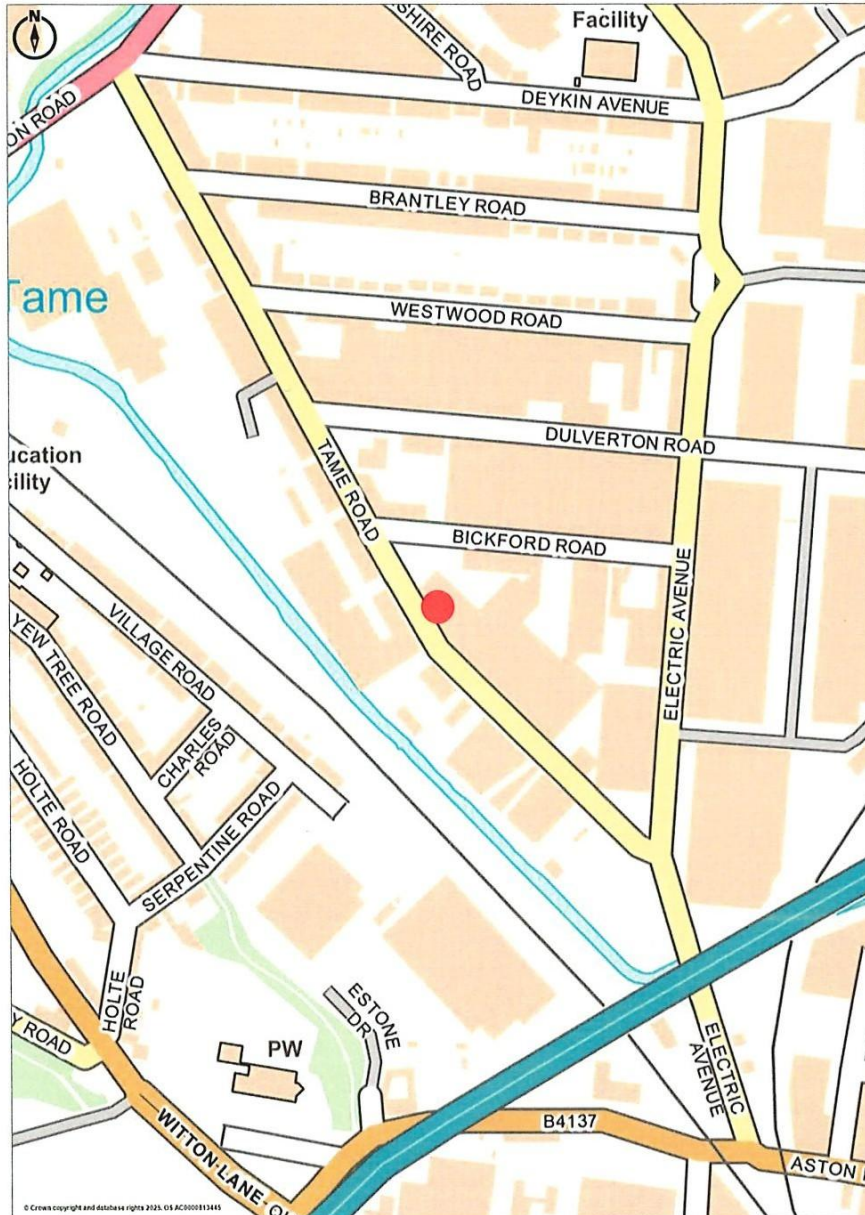
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**NOTICE**

**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.