

979 TYBURN ROAD, BIRMINGHAM, B24 0TJ



FORMER BANKING HALL.

TO LET

2,750 sq.ft/255.48 sq.m

- Extremely prominent corner position – intersection of Tyburn Road and Kingsbury Road (main arterial routes – considerable traffic flow).
- Subject to planning, suitable to be utilised on the basis of a variety of uses.
- Forecourt, off street car parking.
- Property of immense character.
- Circa, 4 miles north east of Birmingham City Centre.
- Circa, 2 miles from junction 6 of the M6 motorway.

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LOCATION

The subject premise occupies an extremely prominent, corner position, situated at the intersection of Tyburn Road and Kingsbury Road (main arterial routes – considerable traffic flow).

A Lidl Supermarket is located directly opposite.

Junction 6 of the M6 motorway, "Spaghetti Junction" is situated approximately 2 miles south west and Birmingham City Centre, 4 miles south west.

DESCRIPTION

2 storey structure. Former banking hall.

Forecourt, off street car parking.

Property of immense character.

ACCOMMODATION

2,750 sq.ft/255.48 sq.m

MAINS SUPPLIES

The property has the advantage of mains electricity, gas, water and foul drainage.

PERMITTED USE

Banking Hall.

We are of the opinion, subject to planning, the property is suitable to be utilised on the basis of alternative uses, including retail, offices, professional/financial services and a restaurant/fast food outlet.

TERM

The property is available on the basis of a 10 year, FRI lease (5 year review pattern).

ASKING RENTAL LEVEL

£40,000 pax

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable value - £16,750

Rates payable – circa £8,375

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

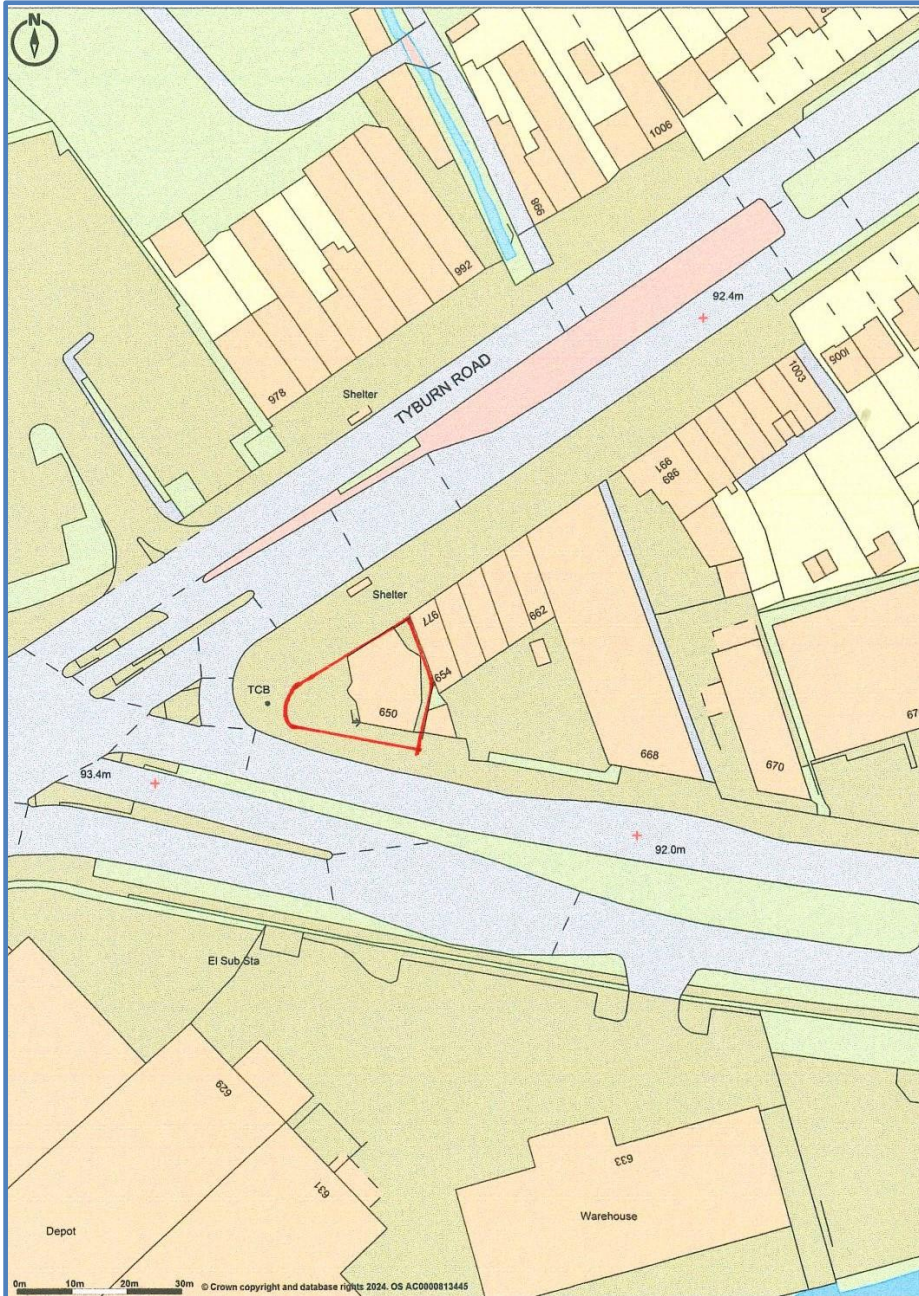
For More Information Contact:

Robert Taylor BSc MRICS

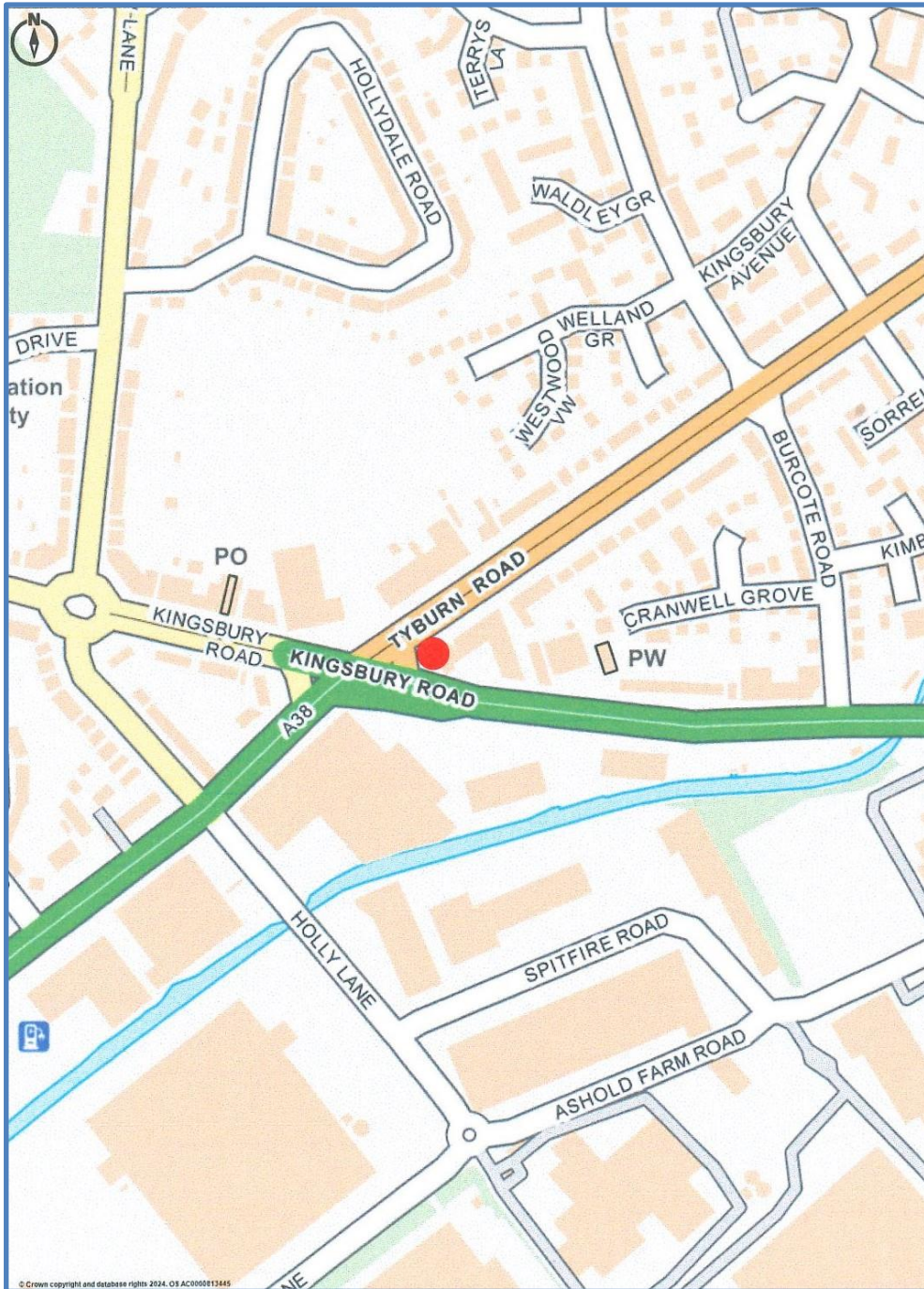
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NOTICE

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.