

UNIT D, 75/97 WALSALL ROAD, PERRY BARR, BIRMINGHAM,
B42 1TX



TRADE COUNTER/SHOWROOM/
WAREHOUSE ACCOMMODATION

6,750 sq.ft/627.32 sq.m

- Prominent position, fronting the main Walsall Road (A34 - considerable traffic flow).
- Excellent off-street car parking (minimum 6 spaces)
- Substantial, roller shutter door access.
- Part portal framed – apex height circa 26ft/7.93 metres.
- Roof mounted gas fired blow heaters.
- Currently utilised on the basis of showroom/trade counter/quasi retail



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LOCATION

The subject premises occupies an extremely prominent position, fronting Walsall Road (A34 – main arterial route – considerable traffic flow), situated within close proximity to the inter-section with Aldridge Road (A453).

The One Stop Shopping Centre is located directly opposite.

Walsall Road provides direct dual carriageway access to Junction 7 of the M6 Motorway (circa 2.5 miles north west).

Junction 7 adjoins the main inter-section of the M5 and M6 Motorways (Rayhall Interchange)

Birmingham City Centre is situated approximately 2.5 miles due south.

Considerable regeneration/re-development is occurring within close proximity – Common Wealth Games (2022).

DESCRIPTION

The subject premises provides ground floor, predominantly high bay/portal framed, trade counter/showroom/warehouse accommodation.

Advantages includes;

- Apex height circa **26ft/7.93 metres**
- Substantial, electrically operated roller
- shutter door access (width **12ft /3.66 metres**, height **16ft/4.88 metres**).

For More Information Contact:

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- Sodium lighting.
- Roof mounted gas fired blow heaters
- Excellent forecourt parking – minimum 6 spaces.
- Off-street loading.

TENURE

The property is available on the basis of a 6 year, FRI lease (3 year review pattern).

ASKING RENTAL LEVEL

£26,000 per annum exclusive, payable quarterly in advance.

MAINS SUPPLIES

The property has the advantage of all mains supplies, including gas, water, drainage and a three phase electrical supply (100 amp).

VAT

VAT is applicable.

RATING ASSESSMENT

Rateable Value: £12,750

A level of Small Business Rates Relief may apply.

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TOWN PLANNING

The subject premises has been utilised, in excess of 10 years, by Tile Choice on the basis of quasi retail/showroom.

The property is also suitable to be utilised on the basis of Use Class B8 (warehouse).

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

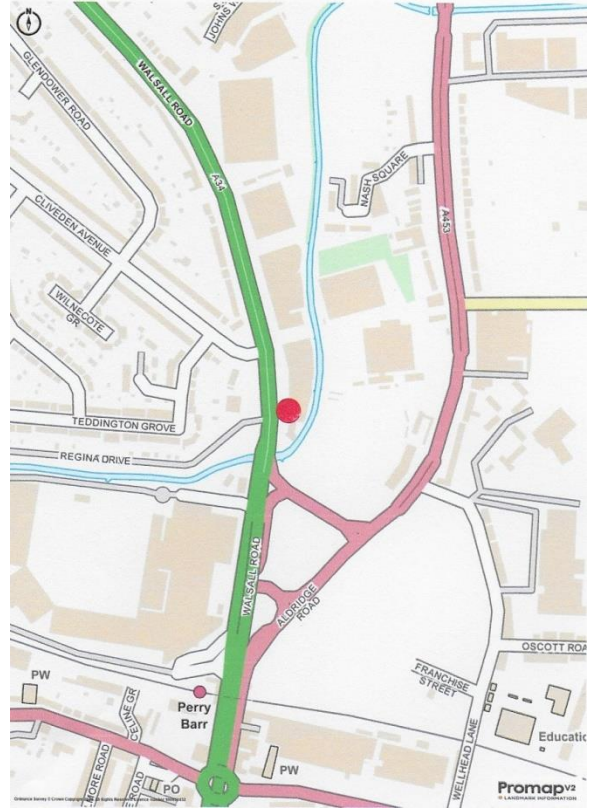
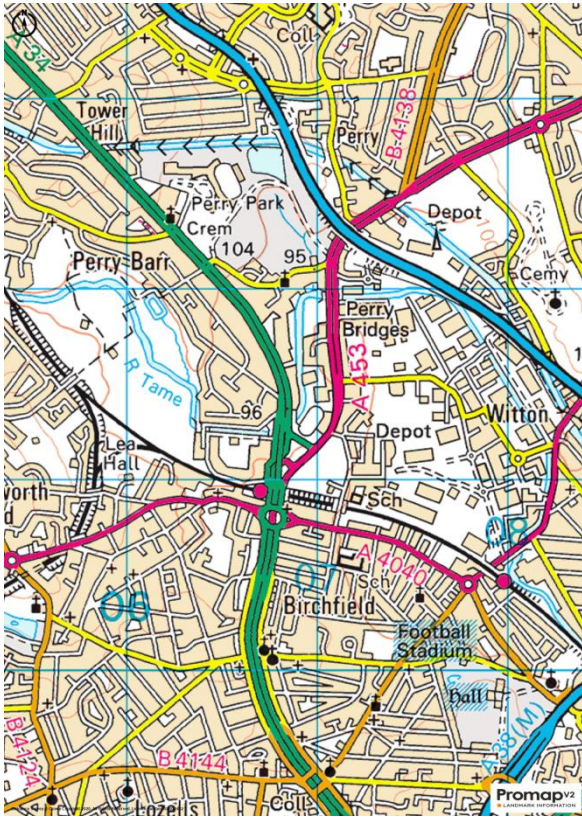
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NOTICE

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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.