

97B Perrott Street, Winson Green, Birmingham, B18 4LZ



**FOR SALE**

Freehold Workshop Premises, Suitable for Redevelopment - STP

**Gross Internal Area: 1,050 ft<sup>2</sup> (97.54 m<sup>2</sup>)**

### Location

The property is situated on Perrott Street in the Winson Green area of Birmingham.

The premises can be accessed from Winson Green Road (A4040) with Soho Way (A457) approximately 1 mile to the west and Soho Road (A41) being approximately 1.5 miles to the north.

J1 of the M5 Motorway some 3 miles distant.

Birmingham City Centre is approximately 3 miles to the south east and Smethwick Town Centre lies approximately 2 miles to the west.

### Description

The property comprises a former workshop premises arranged over ground and first floor levels beneath a pitched tiled roof and being of traditional brick construction.

The premises are set back off Perrott Street behind a gated entrance and front garden.

### Accommodation

Ground Floor - 593 ft<sup>2</sup>

First Floor - 457 ft<sup>2</sup>

**Total GIA) - 1,050 ft<sup>2</sup> (97.54 m<sup>2</sup>) approximately**

On 0.044 Acres or thereabouts

### Price / Tenure

Offers in excess of £55,000 are sought for the freehold interest in this property, subject to contract.

### Business Rates

RV - £2,475

The property will qualify for Small Business Rates Relief, subject to occupier's eligibility.



### Planning

We have been verbally advised the property can be used under use class B2.

The property may also be suitable for other uses subject to obtaining the appropriate planning permission.

### Legal Costs

Each party to be responsible for their own legal costs incurred.

### VAT

All prices quoted are exclusive of VAT which may be payable.

### Energy Performance Certificate

Available upon request from the agent.

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewings

Strictly via the sole selling agent Siddall Jones on:

**0121 638 0500**

