

Rear of 1110 Coventry Road, Small Heath, Birmingham



FOR SALE

Freehold Commercial Premises

Gross Internal Area - 1,709 ft² (158.76 m²)

Location

The property is situated on Berkeley Road, just off the A45 Coventry Road.

Birmingham City Centre is only 4 miles distant via the Small Heath Highway and middle ring road whilst Solihull, Birmingham International Airport and NEC are approximately 5 miles via the (A45) Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only half a mile and numerous bus services operate close by.

Description

The property comprises two commercial units of traditional brick construction with part rendered façade and being surmounted by a flat felted roof.

Unit 1 comprises an industrial workshop to the ground floor with roller shutter access, concrete floor and fluorescent strip lighting.

The upper floor can be accessed via an external pedestrian door and staircase and comprises open plan accommodation with WC facilities.

Unit 2 comprises ground and first floor open plan accommodation with the first floor benefiting from WC and Shower.

Externally, the property is accessed via a shared driveway and benefits from a small paved yard area to the front of the premises.

Accommodation

| | | |
|---------------|---------------------|----------------------|
| Unit 1 Ground | 667 ft ² | 61.96 m ² |
| Unit 1 First | 672 ft ² | 62.43 m ² |
| Unit 2 Ground | 182 ft ² | 16.90 m ² |
| Unit 2 First | 188 ft ² | 17.46 m ² |

Total (GIA) - 1,709 ft² (158.76 m²) approximately



Price / Tenure

Offers in the region of £130,000 are sought for the freehold interest, subject to contract.

VAT

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

Planning

We have been verbally advised the property has planning consent under B1 and B2 Use and would recommend any interested party make their own investigations in this regard

The property may be suitable for alternative uses subject to planning consent and prospective purchasers are advised to make their own enquiries with Birmingham City Councils Planning Department on 0121 303 1115.

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective occupiers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via prior appointment with the sole selling agent **Siddall Jones on 0121 638 0500**