

The Mills, 30 Chester Street, Aston, Birmingham, B6 4BE



FOR SALE

Freehold Commercial Investment Property
Gross Internal Area: 25,180 ft² (2,339.28 m²)

Location

The property is situated on Chester Street at its junction with Hubert Street off the A5127 Lichfield Road, only 500 metres from the Dartmouth Circus roundabout and 1.5 miles from Birmingham City Centre.

The property benefits from excellent access to the regional and national motorway network via the A38(M) Aston Expressway and Junction 6 of the M6 Motorway, both a short distance from the property.

Birmingham New Street, Moor Street and Snowhill Stations along with Aston Train Station are only a short distance with local bus routes within close proximity.

Description

The property comprises a three-storey industrial building of reinforced concrete framed construction with brick infill panel elevations and large steel glazed windows offering excellent natural light.

The premises have been converted to provide a mix of individual warehouse units across all levels with WC and kitchen facilities.

Each floor is finished to a similar standard with concrete flooring, heating, loading access, goods lift to each floor and being secured by CCTV and intruder alarm.

Externally the property benefits from loading to the front of the building via concertina loading doors with a further access and car park to the side of the property (see pictures).

The site is bounded by a mixture of brick wall and steel railings with access via a large steel gates.

Accommodation

Total (GIA) - 25,180 ft² (2,339.28 m²) approximately

Site Area: 0.38 Acres (0.15 Hec) or thereabouts

Tenure

We understand the property is held freehold.

Income and Tenancy Schedule

The property is fully let and generating an income of £91,380.00 per annum exclusive.

A tenancy schedule is available from the agent upon request.

Offering

Offers in the region of £725,000 are sought for the freehold interest in this property, subject to contract.

VAT

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

However, we anticipate the transaction will be treated as a Transfer of Going Concern (TOGC).

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Further Information

Should you require any further information or wish to arrange an inspection please contact the sole selling agents:

Siddall Jones on 0121 638 0500

