

**TWO STOREY INDUSTRIAL PREMISES
WITH CAR PARKING**



**UNIT 3, 80 CATO STREET, NECHELLS
BIRMINGHAM, B7 5AN**

3,385 SQ FT (314.5 SQ M)

- PROMINENT FRONTAGE
- INDUSTRIAL UNIT WITH ANCILLARY OFFICES
- ON SITE CAR PARK
- OUTSIDE CLEAN AIR ZONE

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6 Warstone Mews
Warstone Lane
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LOCATION

The property fronts Cato Street, close to its Junction with the (A47) Saitley Road in the Nechells area of Birmingham. Birmingham City Centre is approximately 2 miles south west and the nearby A38M Aston Expressway provides access to the M6 Motorway at Junction 6 (Spaghetti Junction), which in turn leads to the M5 and M42. Cato Street provides direct access to the main Nechells / Heartlands park way (A47) and the nearby B4132 provides direct access to Lawley Middleway (A34).

DESCRIPTION

The premises comprise an end terrace industrial unit of steel portal frame construction with full height brick elevations, surmounted by a lined and corrugated asbestos sheet roof. Two storey ancillary offices are located to the front and are of brick construction incorporating uPVC framed double glazed windows, under a flat roof. Internally the property benefits from solid concrete flooring, gas central heating and three phase electricity. The property also has a kitchen and WC facilities on the ground and first floor. There is a metal roller shutter door to the rear leading to the yard.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,828	262.7
First Floor	557	51.8
TOTAL	3,385	314.5

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The freehold interest is available at a quoting price of £225,000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £11,750. Rates payable will be in the region of £5,863.25 per annum. Small business rate relief may apply.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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