

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**FOR SALE**

**INDUSTRIAL/WAREHOUSE PREMISES WITH  
ON SITE CAR PARKING**



**55 THE AVENUE, RUBERY  
BIRMINGHAM, B45 9AL**

**8,931 SQ FT (829.7 SQ M)**

- CLOSE TO M5 MOTORWAY
- MEZZANINE FLOOR
- SELF-CONTAINED
- FREEHOLD TITLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on The Avenue in Birmingham. The Avenue is well located for local schools and nearby is Rubery high street offering a range of local convenience stores, banks, surgeries and more. Within the area are larger supermarket shops as well as Birmingham Great Park and the new Longbridge development, offering excellent shopping, restaurant and entertainment facilities. Rubery is well located for access to the A38, M5 and M42. There are excellent transport links such as Longbridge train station which is located approximately 2 miles away from the subject premises.

## DESCRIPTION

The premises comprise a single storey industrial unit of brick-built construction surmounted by a pitched asbestos roof. Internally the property benefits from concrete flooring, translucent panels, fluorescent strip lighting, three phase electricity and a gas warm air blower. The single storey offices located towards the front of the premises benefit from a mixture of laminate and carpet flooring, a suspended ceiling incorporating CAT 2 lighting and gas central heating. Externally the premises benefits from manual metal roller shutters and a loading bay. The property also provides a kitchen and WC facilities. Towards the rear of the property is a yard area, which has provision for approximately 17 car parking spaces. The property has a maximum eaves height of approximately 5.03m.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	8,367	777.3
Mezzanine Floor	564	52.4
<b>TOTAL</b>	<b>8931</b>	<b>829.7</b>

## PLANNING

Interested parties should contact Bromsgrove city Council Planning Department on 01527 881288

## 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 £575,000, subject to contract.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £24,250.00. Rates payable will be in the region of £12,100.75 per annum.

Interested parties are advised to make their own enquiries to Bromsgrove City Council on 01527 881671.

## 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 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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