

MASON YOUNG

PROPERTY CONSULTANTS

BUSINESS FOR SALE

FULLY OPERATIONAL MOT STATION



**UNIT 3, LYNCROFT ROAD, TYSELEY,
BIRMINGHAM, B11 3EJ**

3,928 SQ FT (364 SQ M)

- EXTERNAL YARD
- SELF-CONTAINED
- ESTABLISHED BUSINESS
- GOODWILL/PREMIUM APPLICABLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is located on Lyncroft Road in the Tyseley area. Birmingham City Centre is located approximately 5 miles North-West from the subject premises. There are excellent transport links such as Spring Road Train Station which is situated 0.6 miles away from this premises and Hall Green Train Station which is located approximately 1 mile away from the subject premises.

DESCRIPTION

The property comprises of a mid-terrace single storey industrial unit surmounted by a double pitched roof incorporating translucent glass panels. Internally the property benefits from a concrete floor, breeze block elevations, fluorescent strip lighting, three phase electricity, WC facilities and a kitchenette. There is a small mezzanine area providing further office/storage space. Externally, the building benefits from a metal electric roller shutter and a surfaced yard. The property has an eaves height of approximately 6 metres.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,753	348.7
Mezzanine Floor	174	16.2
TOTAL	3,927	365

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 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

A premium of £120,000 is sought in respect of the goodwill, fixtures and fittings. Stock at value. Further details available upon request.

LEASE TERMS

The property is available at a rent of £25,000 per annum exclusive, subject to contract. A new Full Repairing and Insuring lease to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £7,100. Rates payable will be in the region of £3,542.2 per annum.

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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