

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

MOT STATION & GARAGE WITH SECURE YARD



**1 ALMA STREET, SMETHWICK,
WEST MIDLANDS, B66 2RL**
4,934 SQ FT (458.4 SQ M)

- GARAGE & MOT STATION
- ON SITE CAR PARK
- VARIETY OF USES (STP)
- SECURE PREMISES

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located in an established industrial area in Smethwick on Alma Street at its junction with the A457 Soho Way. The premises are well situated having good access to Junction 1 and Junction 2 of the M5 motorway. Birmingham City Centre is located approximately 3.5 miles south east from the subject premises. Smethwick Rolfe Street Train Station is located approximately 1 mile west from the premises, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The property comprises of two single storey industrial buildings with full height brick elevations. Unit 1 is surmounted by a pitched roof with profile sheet cladding and Unit 2 has a flat roof. Internally, the property benefits from concrete floors, three phase electricity, gas air blower heater, 3 tonne hydraulic ramp, LED tube lights, office and WC facilities. The property has an eaves height ranging between 3.9m to 4.2m. Externally, the property benefits from a tarmac yard with palisade fencing. The MOT station is accessed via 2 manual metal roller shutters, whereas the garage is accessed via a single electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 1	1,156	107.4
Unit 2	778	72.3
Yard	3,000	278.7
Total	4,934	458.4

PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

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/RENT

The property is available on a leasehold basis at a quoting rent of £40,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £9,500. Rates payable will be in the region of £4,740.50 per annum.

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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

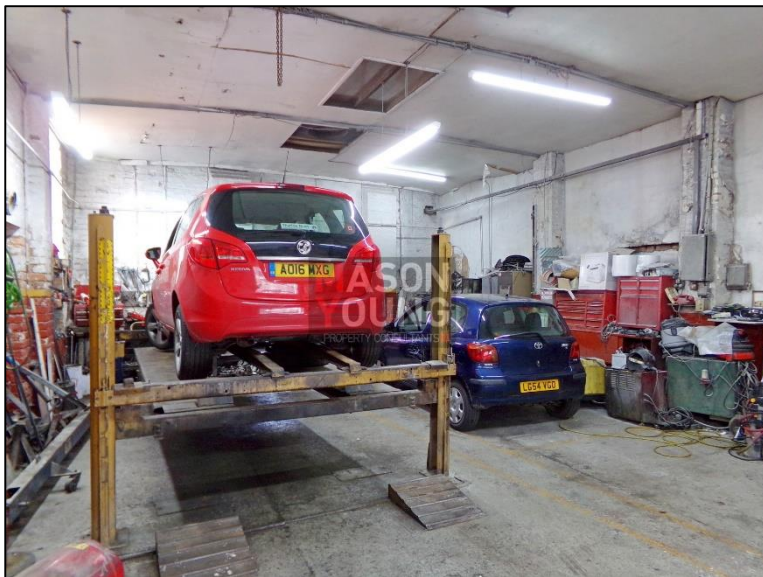
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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**MASON
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Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.