



TWO STOREY INDUSTRIAL PREMISES



42 BICKFORD ROAD, WITTON, BIRMINGHAM, B6 7EE 1,885 SQ FT (175 SQ M)

- OUTSIDE CLEAN AIR ZONE
 MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- VARIETY OF USES (STP)

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is situated on the northern side of Bickford Road within the Witton district of Birmingham, approximately 3 miles north of the City Centre. Bickford Road is located within a well-established industrial area, accessed from Electric Avenue to the east or alternatively from Tame Road to the west. Junction 6 (Spaghetti Junction) of the M6 Motorway is within easy driving distance which provides subsequent access to the Midlands Motorway Network.

DESCRIPTION

The subject property comprises a mid-terrace brick built industrial building, solid concrete floor, metal beams and a flat roof. The premises comprise of a ground floor industrial/warehouse unit accessed via a single timber door and benefits form a metal electric roller shutter door with offices at first floor level. Internally, the property has strip fluorescent lighting, three phase electricity, gas central heating, perimeter radiators, kitchen and WC facilities. The first-floor offices have a laminate floor covering and uPVC double glazed windows.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,032	96
First Floor	853	79
TOTAL	1.885	175

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 property is available on a leasehold basis at a quoting rent of $\pounds 18,000$ 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 \pounds 5,400. Rates payable will be in the region of \pounds 2,694.60 per annum respectively. 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

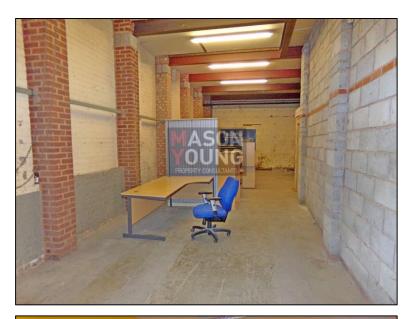
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>









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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: (1) these particulars are for guidance only and do not constitute any part of an offer or contract. (11) all descriptions, dimensions, references to condition and necessary permissions for use and accupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tennants should not rely youn them as statements or representations of fat and must satisfy themselves by inspection or otherwise as to the correntes of each of them. (10) no person in the employment of Mason Young Lido army, and uthority to make or give any representation or warranty whatsoever in relation to this property. (V) reference to any gain guesticas are contexies allowed fat at exclusives of any Value Added Tax to which they may be subject. (V) Mason Young Store and in the dat guoted are exclusive of any Value Added Tax to which they may be subject. (V) Mason Young Store on that due popurituity to inspect any title documentation and intending purchasers or tenants should verify the information thread on how arrants. (VII) information on Town A Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers or tenants should verify the information thread on the verbal enquiry and no Environmental All ences of the appropriets on the appropriets on the above matters through enquires of their Surveyor Solicitor. (X) Mason Young Property Consultants is the trading markers and fasting markers of these on the approprint Local Authority. Prospective purchasers or tenants should or investigation has been carried out on the property and no Environmental All ences of tenants should are been viewed. Potential purchasers or tenants should work to environmental additor or tenants and esting markers and Rating markers and Rating markers a