

**TWO STOREY INDUSTRIAL PREMISES –  
INVESTMENT OPPORTUNITY**



**UNIT 1 SINA HOUSE, ALMA STREET, SMETHWICK,  
WEST MIDLANDS, B66 2RL  
7,418 SQ FT (689 SQ M)**

- OUTSIDE CLEAN AIR ZONE
- ESTABLISHED LOCATION
- INCOME PRODUCING
- FREEHOLD TITLE

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## 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 a two-storey mid terraced building of brick built construction surmounted by a pitched roof. The ground floor is operating as a gym which has a concrete floor with rubber covering, brick walls, plastered and painted ceiling with LED lights and WC facilities. The first floor provides storage space.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,709	344.6
First Floor	3,709	334.6
<b>TOTAL</b>	<b>7,418</b>	<b>689.2</b>

## 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 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 £450,000 subject to contract.

## LEASE DETAILS

The unit is currently let on a 5-year lease at a passing rent of £36,000 per annum exclusive.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £16,250. Rates payable will be in the region of £8,108.75 per annum respectively.

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

## 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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