

FOR SALE

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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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 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 |
| TOTAL | 7,418 | 689.2 |

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 $\pounds450,000$ subject to contract.

LEASE DETAILS

The unit is currently let on a 5-year lease at a passing rent of \pounds 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

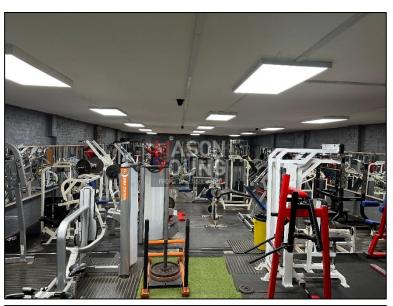
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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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. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all othe 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 Dird or any and work or young representation or any these parties and restates and not satisfy themselves by inspection or otherwise as to their availability, adepuayc, control or other futures, fitting, spalpniaces or services have not beam tested and no warranty is given or intervise. Just on the strongenty, (IVI) reference to any gas, electrical or other futures, fitting, spalpniaces or services have not beam tested and now satisfy themselves by inspection or otherwise as to their availability, adepuayc, control or distribution or effectivements, (IVI) ness or services have not beam tested and now satisfy themselves or tenants should verify the information through their legal advisor. (VII) information on 70 w & Country planing matters and Rating matters) and Rating matters and Rating matters. These of VIIIN De movimonential advisor in rivestigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for absents on no Asbestos Register has been arised out on the property and no Environmental Report has been inspected. We have not carried out an inspection for absents on no Asbestos Register has been viewed. Potential purchasers y lenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor. (X