

**SINGLE STOREY INDUSTRIAL UNIT
WITH SELF CONTAINED YARD**



**155 DOLLMAN STREET, ASTON,
BIRMINGHAM, B7 4RS**
4,444 SQ FT (413.3 SQ M)

- PROMINENT LOCATION
- INCOME PRODUCING
- SECURE GATED YARD – 2,252 SQ FT
- LONG LEASEHOLD

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is ideally located just 2 miles northeast of Birmingham City Centre, making it highly convenient for accessing the city's extensive amenities and business districts. The area is well-connected by public transport, with frequent bus services and nearby railway stations providing easy routes into the city. The nearest motorway is the M6, less than 2 miles away, offering quick and efficient travel to various parts of the UK. Aston itself is a vibrant and diverse community, with a wide range of local amenities including shops, schools, and parks. The property is also close to major landmarks such as Aston Hall and Villa Park, home to Aston Villa Football Club. Additionally, the nearby Aston University and Birmingham City University campuses add to the area's appeal for students and professionals. Overall, this location offers urban convenience with strong transport links and a rich local heritage.

DESCRIPTION

The property comprises of a detached portal frame building with block and brickwork elevations with insulated pitched roof over incorporating translucent roof lights. Internally, the property benefits from a concrete floor, full height brick elevations, fluorescent strip lights, security grills to windows, inset ceiling lights, W/C and kitchen facilities. There is a lean-to structure to the side of the property. To the front of the property is a secure yard with palisade fencing.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,569	332
Covered Area	875	81.3
TOTAL	4,444	413.3
External Yard	2,252	209.2

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.

OCCUPATIONAL LEASE

The property is let on a 5-year lease with effect from 1st February 2023 at a passing rent of £30,000 per annum exclusive. The rent is to increase to £33,000 per annum exclusive from 1st February 2025 to the end of the term.

TENURE/PRICE

The property is held on a 99-year long lease with effect from January 1987 at a peppercorn rent of £14,000 per annum, subject to rent reviews every 7 years. The long leasehold interest is available at a quoting price of £250,000.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £21,000. Rates payable will be in the region of £10,479.00 per annum respectively.

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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