

**SINGLE STOREY RETAIL
WAREHOUSE – DEVELOPMENT
OPPORTUNITY**



**111B ALDRIDGE ROAD, PERRY BARR,
BIRMINGHAM, B42 2ET
1,485 SQ FT (138 SQ M)**

- PROMINENT LOCATION
- VACANT POSSESSION
- VARIETY OF USES (STP)
- FREEHOLD TITLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is situated in a prominent location fronting the main A453 Aldridge Road. Birmingham City Centre is located approximately 4.5 miles south of the subject premises as is the A38(M), which leads direct to the M6 and wider motorway network. Junction 7 of the M6 is approximately 2 miles north of the property. One Stop Shopping Centre is located in close proximity and houses occupiers like Asda, Superdrug, New Look, McDonalds, Subway, Natwest Bank and many more. The newly developed common Wealth Village is also within close proximity.

DESCRIPTION

The premises comprise a single storey commercial unit of brick-built construction surmounted by a pitched roof. Internally the property consists of commercial space on the ground floor, which benefits from solid concrete flooring, painted walls, ceiling and beams, fluorescent strip lights, an office and WC facilities. Externally, the property benefits from a glazed shop front and car parking located at the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,485	138
TOTAL	1,485	138

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 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 £300,000 subject to contract.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £13,500. Rates payable will be in the region of £6,736.50 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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