

50a Cato Street, Nechells, Birmingham, B7 4TS



FOR SALE - DUE TO RE-LOCATION

Industrial Warehouse/Workshop Premises

Gross Internal Area: 4,934 ft² (458.37 m²)

Location

The property is situated fronting Cato Street, close to the junction with (A47) Saltley Road in the Nechells area of Birmingham.

Birmingham City Centre is approximately two miles south west and the nearby A38M Aston Expressway provides access to the M6 Motorway at Junction 6 (Spaghetti Junction), which in turn leads to the M5 and M42.

Cato Street provides direct access to the main Nechells/Heartlands Parkway (A47) and the nearby B4132 provides direct access to Lawley Middleway (A34) (middle ring road).

Description

The property comprises a detached industrial property with office accommodation and forecourt car parking/yard area.

The property is of steel portal frame construction with full height blockwork surmounted by a pitched insulated roof with translucent roof lights.

The warehouse is entered via a large up and over loading door to the front elevation and benefits from a maximum eaves' height of over 26ft.

Accommodation

Total (GIA) 4,934 ft² (458.37 m²) approximately

Price / Tenure

The property is held long leasehold from Birmingham City Council on a 99-year lease from July 1978 at a ground rental of £5,750 per annum exclusive.

Offers in the region of £375,000 are sought for the long leasehold interest in this property, subject to contract.

VAT

All figures quoted are exclusive of VAT which may be payable.

Business Rates

We understand the Rateable Value to be £21,250

Rates Payable: £10,200 per annum (approx.)

Please refer any queries to Birmingham City Council Rates Department on 0121 303 5509.

Planning Use

We understand that the property currently has consent under Use Class B2 (General Industrial).

Legal Costs

Each party are to be responsible for their own legal and surveyors' fees incurred during the transaction.

Services

We understand all mains services are available on or adjacent to the subject property.

The agents have not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500.

