

TO LET / FOR SALE

Food production and cold storage facility suitable for alternative uses or redevelopment STP

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

47 Shady Lane, Great Barr,
Birmingham, B44 9ER



Rent: £80,000 p.a.x. / Freehold: Offers in excess of £850,000

- Food production and cold storage facility providing a total gross internal area of circa 1,559.56m² / 16,787sq.ft. on a site of approximately 1.17 acres.
- Secure and gated site with large front yard area which provides parking provision for approximately 30 vehicles together with ample loading space.
- Strategically located in close proximity to the M6 motorway and A34 trunk road; providing convenient access to the wider midland's motorway network.
- Considered suitable for alternative uses or redevelopment, subject to planning.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com





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Location

The property is situated within the Great Barr area of Birmingham, approximately 5.5 miles to the north of Birmingham City Centre and 4 miles to the west of Sutton Coldfield, strategically located close to the A34 trunk road and to Junction 7 (approximately 2 miles to the west) and Junction 8 (approximately 3.5 miles to the west) of the M6 motorway; providing convenient access to the wider Midland's motorway network including the M5 and M42.

The surrounding land use is predominantly residential although the subject property is situated within an established local industrial location which incorporates the Selecta Business Park and nearby occupiers such as Brookes & Adams Limited, BAL Group and Coleman & Company; together with national gym and fitness club operator David Lloyd.

Description

The premises comprise a detached three bay industrial unit with adjoined office block. The building appears to have been adapted and extended over time and consequently we believe that the structure is of part concrete frame and part steel portal frame construction; with a combination of full height brick and brick lower and profile clad upper elevations, surmounted by three pitched sheet roofs (over the workshop accommodation) and a flat roof (over the office block).

Internally, the property incorporates office/staff facilities within the office block together with workshop accommodation which has been fitted out as a climate controlled food production and cold store facility benefiting from appropriate floor, wall and ceiling coverings throughout.

The food production and cold store section of the building provides a working height of approximately 3.3m and consists of a food processing area, blast freezer, two walk in freezers and approximately eight walk in refrigerators.

The building is primarily accessed through its front elevation by way of an aluminium framed double glazed entrance into the office block and two canopy covered and air curtained roller shutter loading doors into the food production and cold store section of the building, each measuring approximately 2.5m (width) by 3.5m (height).

Externally, the property occupies a secure and gated site with parking provision for approximately 30 vehicles together with ample loading space provided within a large front yard area.

The main site entrance is accessed directly off Shady Lane, although there are an additional two smaller gated entrances into the site which provide further points of access off Farrow Road.

Accommodation

The property comprises:

Total Gross Internal Area: 1,559.56m² / 16,787sq.ft.

Total Site Area: 4,727.71m² / 1.1683acres

Leasehold Terms

The property is available to let by way of a new lease on institutional full repairing and insuring terms, to incorporate periodic upward only rent reviews.

Rent / Price

The property is available to rent at £80,000 per annum exclusive of rates and all other outgoings.

Additionally, offers in excess of £850,000 are invited to acquire the property's freehold interest.



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VAT

VAT is applicable on this transaction at the prevailing rate.

Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

Business Rates

We understand the premises to have a Rateable Value of £32,250. Interested parties are advised to confirm this figure with the Local Authority, Birmingham City Council.

Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee/Purchaser.

Energy Performance Certificate

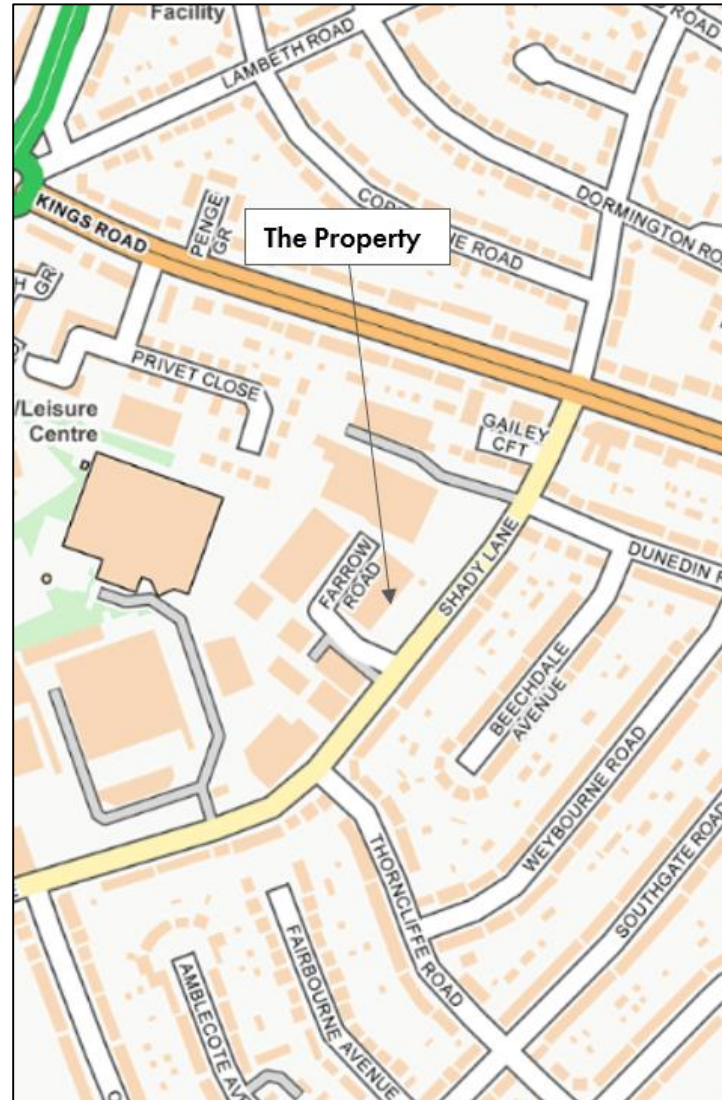
An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

Viewing

Viewing is strictly via prior appointment with sole agent, Salloway:-

Tel: 01332 298000

Email: hberesford@salloway.com / wspeed@salloway.com



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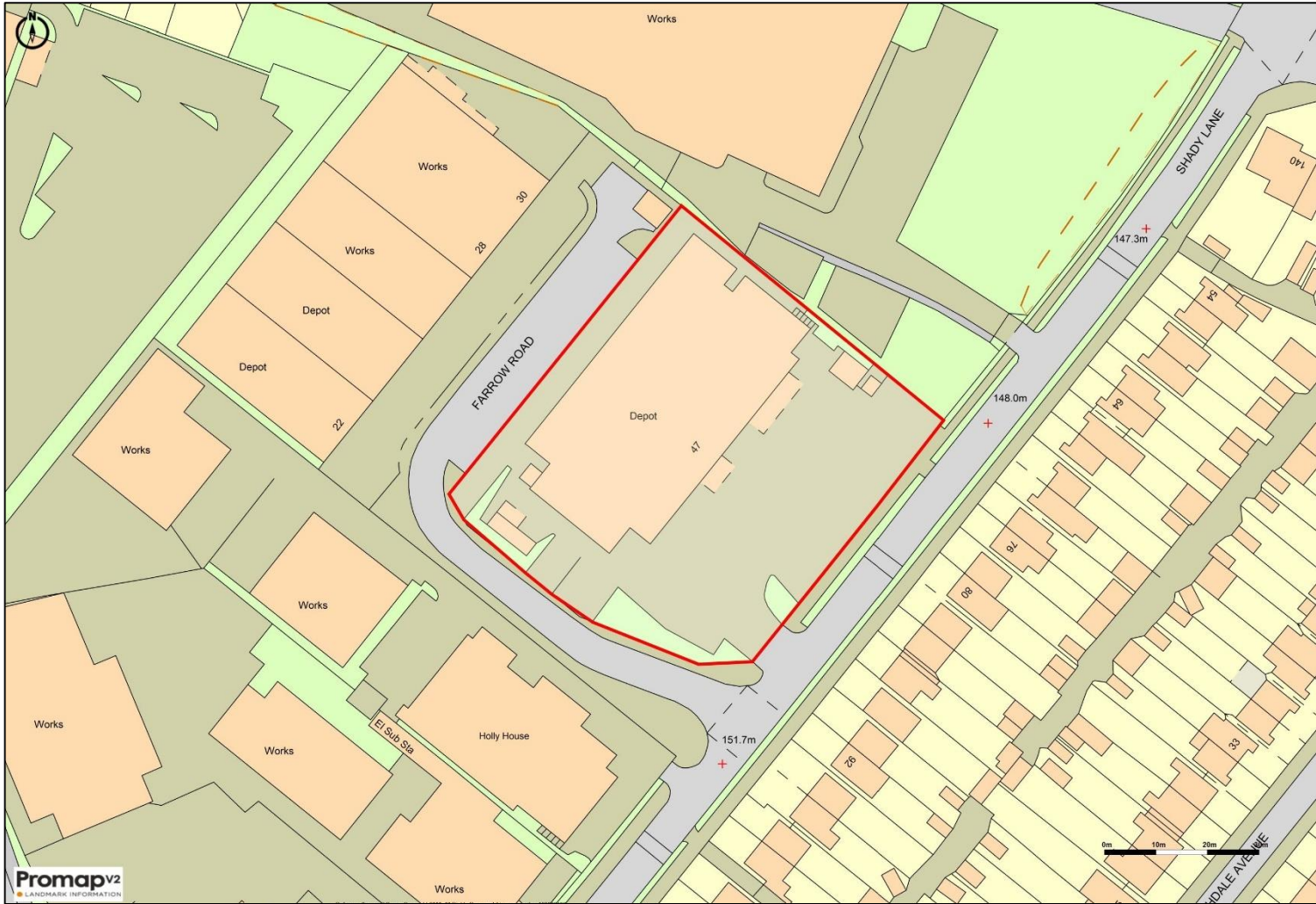
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SALLOWAY



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