

BURLEY BROWNE

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PURCHASE PRICE REDUCED

FULLY FITTED MOT STATION

FOR SALE

**UNIT 20A ATLAS TRADING ESTATE
BROOKVALE ROAD
BIRMINGHAM
B6 7EX**



Ground Floor Area 122.43m²/1,318 sq ft.

Prominent position situated within well-established commercial location

Fully fitted and recently refurbished to a high standard

We understand that the property is owned on a freehold basis

0121 321 3441

LOCATION

The property is prominently situated within Atlas Trading Estate off Brookvale Road within the Witton district of Birmingham.

The immediate surrounding area consists of a well established commercial location.

Birmingham City Centre is located approximately 3 miles to the south east, whilst the Midlands Motorway Network is easily accessed via the A38M Aston Expressway which leads to Junction 6 of the M6 Motorway (Spaghetti Junction).

DESCRIPTION

A self contained single storey property comprising a fully fitted MOT Station benefitting from two Tecalemit vehicular ramps, new LED and strip lighting and painted concrete floor. The building is of steel portal frame construction with mono pitched roof. The building is double lined with metal profile sheet walls and roof covering.

Internally the building provides a well presented vehicular testing area together with two offices. External communal WCs.

The accommodation comprises the following approximate gross internal floor area and dimensions:-

Internal width max 5.28m/17'35"
Build depth 25.57m/83'9"

Total floor area 122.43m²/1,318 sq ft

Externally the property provides 3 car parking spaces within the shared estate.

TENURE

We understand that the property is owned on a freehold basis.

DISPOSAL PRICE

£275,000 including all fixtures & fittings. Further details of all fixtures & fittings is available on request.

SERVICE CHARGE

We understand that there is a Service Charge payable to cover maintenance of common areas, management, etc. Further details on request.

BUSINESS RATES

Rateable Value £7,300 obtained from the Valuation Office Rating List.

Rates Payable 2020/2021 £3,642.70 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band E – 105.

MONEY LAUNDERING

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, although we understand VAT will not be payable in this instance.

VIEWING

Strictly by prior appointment through the sole agent, please contact

Burley Browne on 0121 321 3441.

***Further information contact
Ben Nicholson***



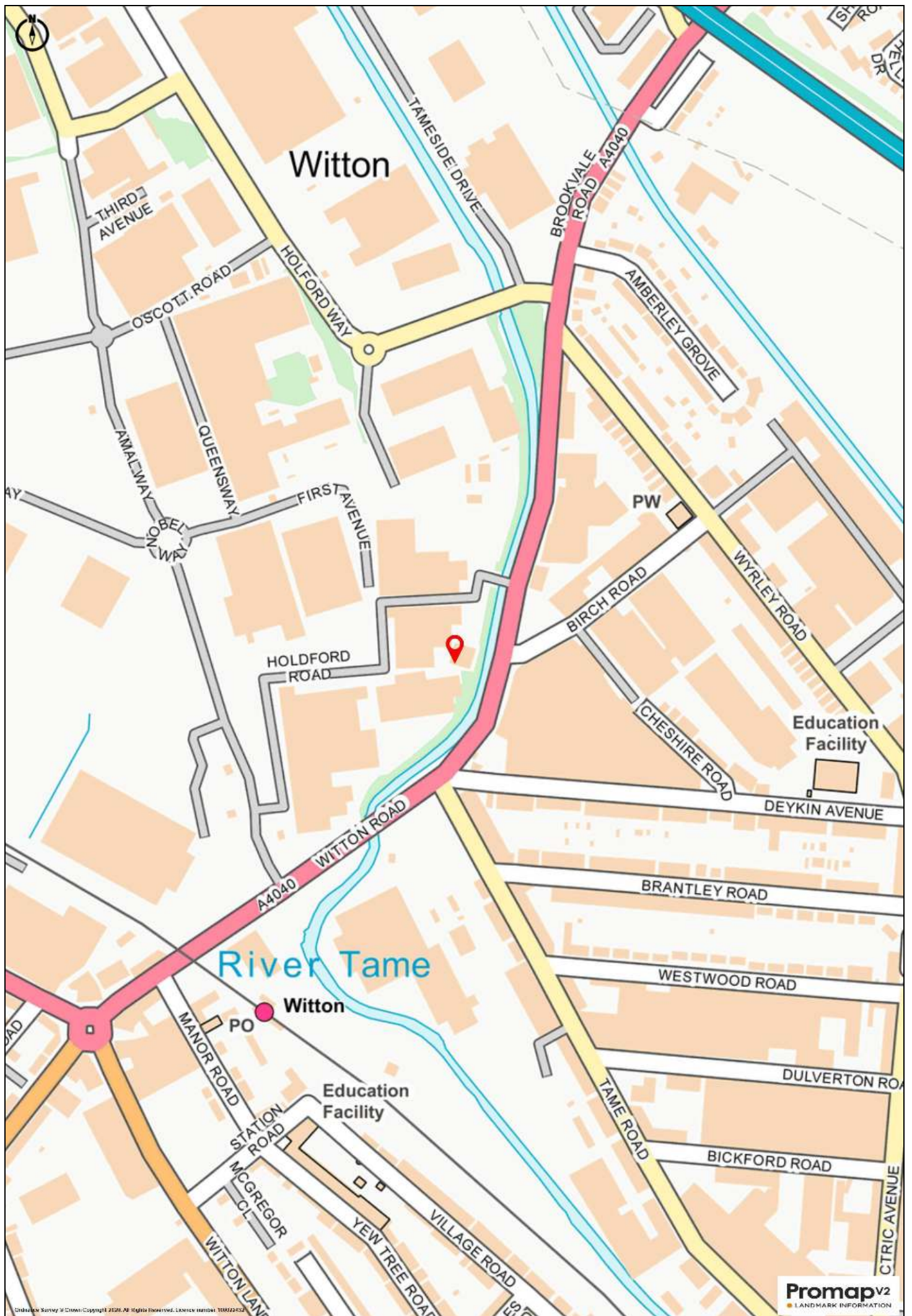
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other 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.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ