

Unit 1, Heath Street Industrial Estate, Smethwick, B66 2QZ



TO LET / FOR SALE

Warehouse Unit Suitable for Car Repairs

Gross Internal Area: 4,650 ft² (432 m²)

Location

The property is located to the south side of Heath Street, and accessed via Abberley Street, in the Smethwick area of the city.

The location provides ease of access to Birmingham city centre, which is located some 3 miles to the east.

Junction 1 of the M5 motorway is located approximately 2.5 miles away and provides access to the national motorway network.

Description

The premises comprise of an end-terraced warehouse premises of steel truss construction, with full height brick and block work elevations, which is surmounted by a corrugated sheet pitched roof incorporating translucent wire glazed roof lights.

The premises is predominantly open plan with some single storey cellular office built to the rear, which in turn provide additional mezzanine storage above.

The unit benefits from gas, three phase power, concrete flooring, spray booth, and kitchen and WC facilities.

Externally there is parking and loading area available to the occupier.

Accommodation

Total (GIA) 4,650 ft2 (432 m2) approximately.

Terms

The property is available on a new FRI lease, with length to be agreed, at a passing rental of £25,000 per annum (exclusive).

Alternatively, offers in the region of £350,000 are sought for the freehold interest.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Business Rates

April 2023: RV - £12,250

Energy Performance Certificate (EPC)

Available upon request from the agent.

Planning Permission

We understand that the premises have been used under a B8 use class however interested parties should contact Sandwell Metropolitan Borough Planning Department to satisfy themselves in this regard.

Services

We are advised that all main services are connected to include mains gas, three phase electricity, water, and foul drainage.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Viewing

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

