

8 and 9 Key Hill Drive, Hockley, Birmingham, B18 5NY



FOR SALE / FREEHOLD

Characterful Workshop with Development Potential STP

Gross Internal Area: 3,958 ft² (367.71 m²)

Location

The buildings sit on the edge of the Jewellery Quarter with an open aspect over the historic tree lined Key Hill Cemetery. There is good access into all the amenities in the JQ.

There are easy links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre.

The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which is itself only some 3.5 miles distant. Public transport by road and rail is also most convenient. Major bus routes into and out of the city centre can be picked up nearby. The Jewellery Quarter train/tram station is a three-minute walk away.

Description

The property comprises of two attractive, interconnecting mid-terraced properties of traditional masonry construction with pitched tiled roofs over.

The building provides accommodation across ground, first and second floor levels and provides predominantly cellular workshop / office space, which is currently being used for manufacturing purposes.

Externally the property benefits from a covered courtyard with additional lean-to accommodation.

Parking is available on street locally.

Accommodation

GIA 3,130 ft² (290.79 M²) plus lean-to areas of 828 (76.92 M²) ft² (21.46 M²) totalling 3,958 ft² (367.71 M²) approx.

Terms

We are inviting offers in the excess of £375,000 for the valuable freehold interest.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Both parties are to bear their own legal and surveyor's fees.

Energy Performance

Available upon request from the agent.

Title Numbers

The property is held freehold under title numbers:

WM155666
WM117742

Services

We understand that the property benefits from all mains services, which are connected on, or adjacent to, the subject premises.

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.

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

Rateable Value

We understand that the premises benefit from small business rates relief, subject to occupier qualification.

Viewing

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

