

72 Buckingham Street, Hockley, Birmingham, B19 3HU



FOR SALE

Freehold Warehouse/Workshop Premises

Net Internal Area: 15,960 ft² (1,483 m²)

Location

The property benefits from a prominent position along Buckingham Street off Howard Street and Great Hampton Street and linking with Constitution Hill approximately 1 mile from Birmingham City Centre.

The location allows for convenient access to the inner ring road as well as the A38(M) connecting with the national motorway network at J6 M6 (Spaghetti Junction).

The immediate area is well served by public transport with the St Pauls Metro and Snow Hill Train and Metro station a short walk and regular bus services nearby.

Description

The property comprises a substantial three storey industrial premises with retail trade counter to the ground floor and warehouse/workshop space to the rear and uppers.

The ground floor benefits from two large roller shutter doors providing access into the warehouse along with a goods lift that serves all floors including basement level.

The space has a minimum eaves height of just over 13 ft2 and is of concrete construction with full height brick elevations.

The first floor comprises a predominantly open plan accommodation with concrete flooring and large windows providing excellent natural lighting.

The second floor has been converted into a large apartment with access to the flat roof and lift room.

The basement level provides valuable storage with generous ceiling height.

Accommodation

Ground Floor	6,055	563
First Floor	5,355	497
Second	2,561	238
Basement	1,989	185
Total (GIA)	15,960 ft2	1,483 m2

Price / Tenure

Offers in excess of £950,000 are sought for the freehold interest, subject to contract.

VAT

We understand the property is not elected for VAT.

Business Rates

RV: £38,000
Rates Payable: £19,000 pa approx.

Planning Use

We understand that the property has consent under use class B2 and B8.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the sole agents Siddall Jones 0121 638 0500

