

127 Barr Street, Birmingham, B19 3DE



FOR SALE

Freehold Warehouse Premises

Gross Internal Area: 3,954 ft² (367.37 m²)

Location

The property is situated on Barr Street close to its junction with Hockley Street and within close proximity of Great Hampton Row. The location is also a short distance from Constitution Hill (A41) and less than half a mile from Birmingham city centre and Jewellery Quarter.

The nearby inner ring road provides access to the A38 (M) and the wider motorway network at J6 of the M6 Motorway (Spaghetti).

Description

The property comprises of a mid-terraced warehouse building of brick and block construction surmounted by a pitched roof of steel truss construction.

The warehouse is fronted by two-storey offices of traditional masonry construction, with flat roof over, which incorporates roller shutter access door.

The accommodation briefly provides loading bay, single span warehousing and first floor offices.

Benefits include three phase power, concrete flooring, and LED lighting.

Accommodation

Total (GIA) 3,954 ft² (367.37 m²) approximately.

Terms

We are inviting offers in excess of £365,000 for the valuable freehold interest.

VAT

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

Rateable Value

April 2023 RV - £14,750

Legal Costs

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

Services

We understand that the premises benefits from all main services 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.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Planning Permission

We understand that the building has established use under B2 (General Industrial) and B8 (Storage and Distribution).

All interested parties are recommended to verify this information with the relevant authorities.

Money Laundering

To comply with Anti-Money Laundering regulations, the successful purchaser will be required to provide proof of funding and two forms of ID.

Viewing

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

