

Forge Lane, Little Aston, Sutton Coldfield, B74 3BE



FOR SALE

Garage Premises

Gross Internal Area: 295 ft² (27.40 m²)

Location

The property is located on Forge Lane, in Little Aston.

Little Aston is a predominantly residential village in Lichfield, some 9 miles north of Birmingham city centre.

The M6 motorway is approximately 6 miles distant and provides access to the national motorway network at Junction 7.

Bassetts Pole is located approximately 7 miles west and provides access to the M6 Toll and A38.

Description

The property comprises of a garage premises of traditional masonry construction with a flat felt-covered roof over.

The premises consists of double timber doors with wrought iron security gates to the fore and benefits from concrete flooring and lighting (electricity supply).

Parking is available on street locally.

Accommodation

Total (GIA) 295 ft² (27.40 M²) approximately.

Terms

We are inviting offers in the region of £65,000 (exclusive) for the valuable freehold interest.

VAT

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

Legal Costs

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

Planning Permission

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

Services

We understand that the garage benefits from mains electricity.

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.

Rateable Value

The premises benefit from small business rates exemption, subject to tenant / occupier qualification.

Viewing

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

