

93 Amington Road, Yardley, Birmingham, B25 8ET



TO LET

Showroom / Workshop Premises with Car Parking

Gross Internal Area: 5,855 ft² (544 m²)

Location

The premises are located on Amington Road, close to its junction with Speedwell Road in the Yardley area of Birmingham, some five miles east of Birmingham City Centre.

Speedwell Road provides excellent access to the A45 Coventry Road.

The Midlands motorway network is close by via junction 6 of the M42 motorway as are the National Exhibition Centre and Birmingham International Airport and Railway Station.

Description

The property comprises of a self-contained ground floor former showroom premises with pedestrian access of Amington Road.

The space is configured to provide a welcoming reception area with showroom and workshop space to the rear along with office and welfare facilities.

The accommodation benefits from being recently rewired throughout, new cladded exterior, concrete flooring, a mix of boarded and suspended ceilings, LED lighting and first floor mezzanine.

Further benefits include forecourt parking for multiple vehicles.

Accommodation

Ground Floor	5,355 ft2
Mezzanine	500 ft2
Total (GIA)	5,855 (544 m2) approx.

Terms

The property is available on a new lease, with length to be agreed, at £36,000 per annum.

VAT

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

Service Charge

None payable.

Rateable Value

RV: £19,000
Rates Payable: £9,500 pa approx.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We understand that the property benefits from all main services.

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

Legal Costs

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

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

