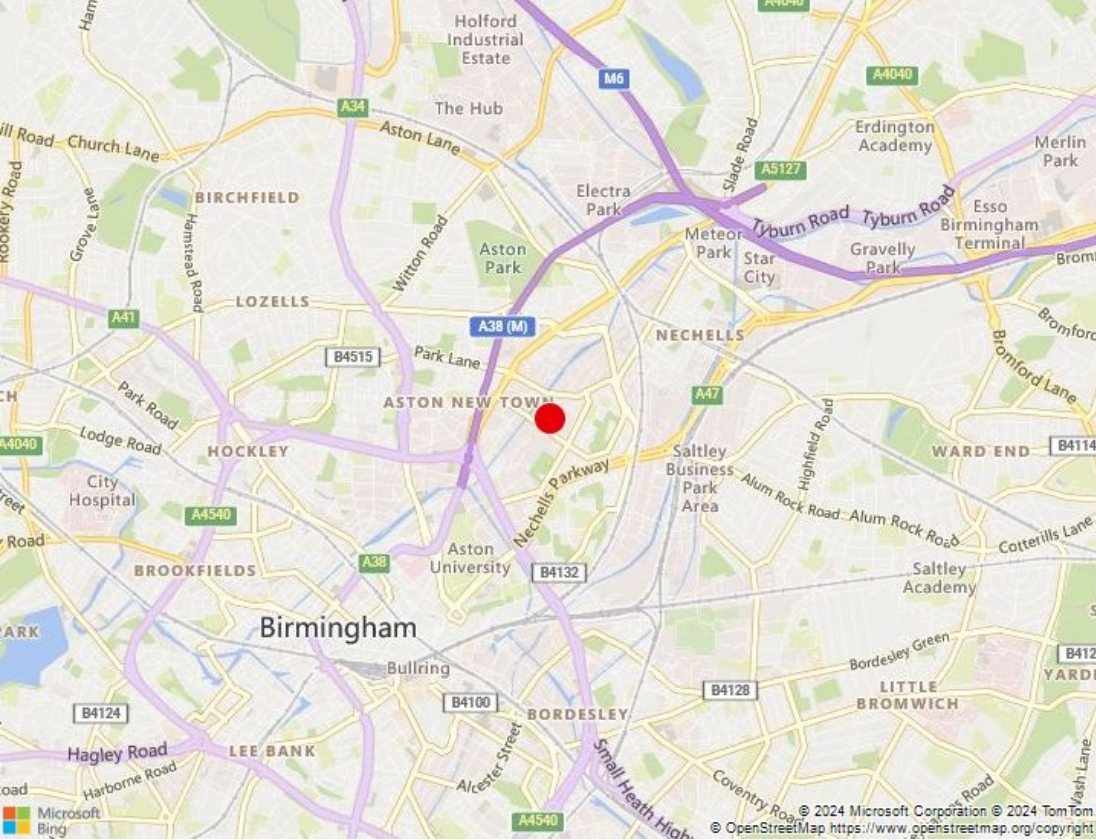


WAREHOUSE PREMISES - FOR SALE WITH FULL VACANT POSSESSION

Unit 6, Phoenix Business Park, Avenue Road, Birmingham, West Midlands, B7 4NU

2,580 SqFt (239.68 SqM) | £350,000 offers based on





KEY FEATURES

- Rare opportunity to acquire freehold premises
- Situated on a popular commercial estate
- Prominent corner position
- Within close driving distance of the M6 Motorway at Junction 6
- Ample parking
- Loading to side elevation via roller shutter door

LOCATION

The subject property occupies a prominent corner position within the popular Phoenix Business Park off Avenue Road in the Nechells/Aston district of Birmingham. Avenue Road has nearby access with Aston Road North (A5127) which provides direct access with Aston Expressway (A38M) at the Dartmouth Circus Roundabout. This in turn provides access north with the M6 Motorway at Junction 6 (Spaghetti Junction).

DESCRIPTION

The subject property comprises an end of terrace, warehouse building incorporating two storey offices. The ground floor offers a mix of stores and offices with access from the main warehouse which benefits from roller shutter access to the side elevation. The premises has good parking provision to the front and side elevations. Minimum working height within warehouse 6.1m.

Area	SqFt	SqM
GF WAREHOUSE	800	74.32
GF ANCILLARY	870	80.82
FF OFFICES/ANC	910	84.54
Total Floor Area	2,580	239.68



Unit 6, Phoenix Business Park, Avenue Road, Nechells, Birmingham, West Midlands B7 4NU



BUSINESS RATES

Rateable Value - £19,750. Rates Payable 24/25 - £9,855.25.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party is to bear their own legal costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT, which we are advised will not be payable in this instance. Solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
DDI: 0121 362 1532
Mob: 07889 407650
E: ben.nicholson@burleybrowne.co.uk

TERMS

We understand that the property is available on the basis of a freehold sale with full vacant possession.

ASKING PRICE

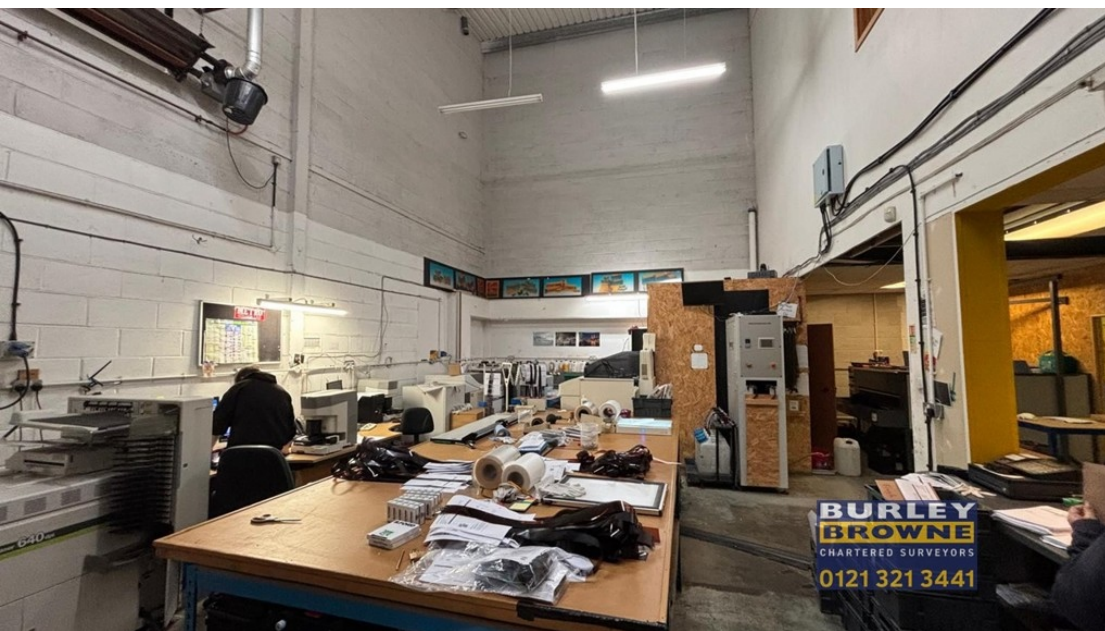
£350,000 offers based on

SERVICE CHARGE

We are advised that a Service Charge will be payable towards the shared maintenance on the estate. Further details to be confirmed.

EPC

Assessment awaited.



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

