

WORKSHOP PREMISES - FOR SALE

3 Union Drive, Boldmere, Sutton Coldfield, West Midlands, B73 5TE

925 SqFt (85.93 SqM) | £160,000 offers in excess of





KEY FEATURES

- Rare opportunity to acquire freehold premises
- Well maintained workshop with ancillary offices, stores and WC
- Yard to the rear with gated entrance
- Boldmere district of Sutton Coldfield
- Popular location off main Boldmere High Street
- Within driving distance of Birmingham City Centre

LOCATION

The subject property is accessed off Union Drive within the Boldmere district of Sutton Coldfield. Union Drive is accessed from Boldmere Road (B4142) which has nearby links with Jockey Road (A453), the latter continuing west forming with Birchfield Road (A34) and further with Birmingham City Centre. Boldmere is situated 2.5 miles to the south west of Sutton Coldfield town centre neighbouring the areas of Wylde Green and Erdington.

DESCRIPTION

The property comprises a workshop building with the benefit of a rear yard fronted by gated entrance. The building offers a rare freehold opportunity in the Boldmere district of Sutton Coldfield.



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BUSINESS RATES

Rateable Value of £6,300 obtained from the Valuation Office Rating List.. However businesses may benefit from 100% business rates relief in 2024/2025 on this property. 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 to be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



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TERMS

The property is available For Sale and is offered with full vacant possession.

ASKING PRICE

£160,000 offers in excess of

SERVICE CHARGE

We understand that there is a shared contribution towards the access road. Further details are available on request.

EPC

Assessment awaited.

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