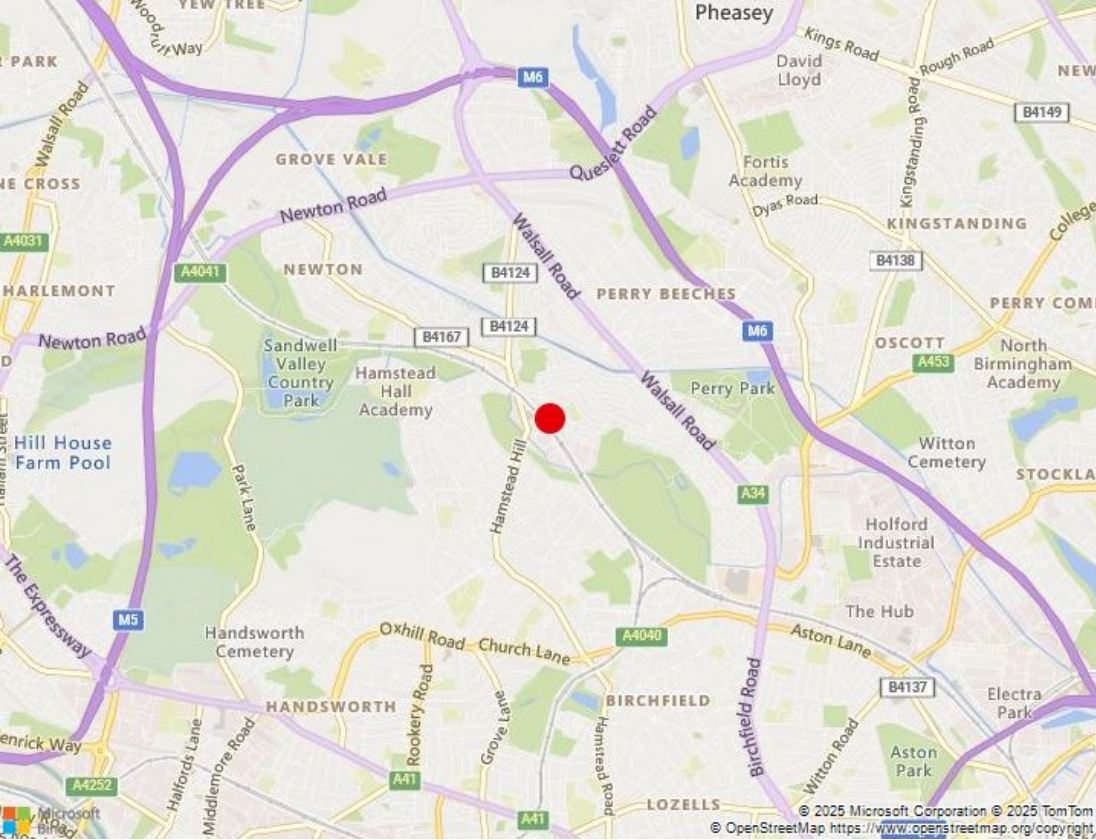


WORKSHOP/WAREHOUSE PREMISES - FOR SALE

53 Baltimore Road, Great Barr, Birmingham, West Midlands, B42 1DD

11,710 SqFt (1,087.86 SqM) | £950,000 offers in excess of





KEY FEATURES

- Rare opportunity to acquire freehold premises
- Well presented workshop accommodation with outbuildings
- Total Site Area extends to approximately 1 acre
- Prominent roadside position
- Popular commercial location
- Within driving distance of M6 Motorway and Birmingham City Centre

LOCATION

The subject property occupies a prominent roadside position on Baltimore Road in the Great Barr district of Birmingham. Great Barr is situated approximately 5 miles to the north west of Birmingham City Centre and neighbours the areas of Perry Barr and Kingstanding.

DESCRIPTION

The subject property comprises a well maintained single storey detached workshop incorporating offices, stores and WCs. The premises extend to include two outbuilding workshop/stores together with ample parking. The total site area extends to approximately 1 acre.

Area	SqFt	SqM
WORKSHOP/WAREHOUSE	6,672	619.83
OFFICES	2,147	199.46
OUTBUILDING WORKSHOP	1,519	141.12
OUTBUILDING STORE	1,373	127.55
Total Floor Area	11,710	1,087.86



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TERMS

The property is available on the basis of a freehold sale with full vacant possession.

ASKING PRICE

£950,000 offers in excess of

EPC

Assessment awaited.

BUSINESS RATES

Rateable Value £37,750. Rates Payable 2024/2025 - £18,837.25 prior to any transitional arrangements.

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

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 in this transaction.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



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



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