

# FOR SALE

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

INDUSTRIAL UNIT & OFFICE

**UNIT 3, CHESTON ROAD INDUSTRIAL  
ESTATE, ASTON, BIRMINGHAM, B7 5EE**



**3,120 SQ FT (289.9 SQ M)**

- PROMINENT LOCATION
- SELF-CONTAINED
- MOTOR TRADE USE
- FREEHOLD TITLE

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
MY INVESTMENT  
MY AUCTIONS

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Please call for more information **t: 0121 285 3535** **m: 07929 410 481**

#### Location

The property is situated on the Cheston Road Industrial Estate, just off the Cheston Road within the well established industrial area of Aston. Birmingham city centre is approximately 1.5 miles from the property and the Aston Expressway and the M6 motorway are both less than a mile distance. The property therefore benefits from easy access to the wider Midlands motorway network.

#### Description

The property is situated in a row of terraced industrial units of brick built construction surmounted by a double pitched wooden roof. Internally the unit benefits from a concrete floor, a metal concertina door, an electric roller shutter door, translucent roof panels, WC facilities, three phase electricity & an alarm system. Externally there is a shared yard and car parking to the front of the unit.

#### Accommodation

AREA	SQ FT	SQ M
Ground Floor	2,880	267.6
First Floor Office	240	22.3
<b>TOTAL</b>	<b>3,120</b>	<b>289.9</b>

#### Planning

We have been informed by the landlord that planning permission has been granted for B2 use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

#### Services

We are advised all main services are connected.

#### Energy Performance Certificates

Details available upon request.

#### Price

The freehold interest is available to purchase at a quoting price of £195,000.

#### Business Rates

The property is currently listed within the 2010 rating listing as having a rateable value of £8,800. Rates payable will be in the region of £4,215.20 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

#### Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

#### VAT

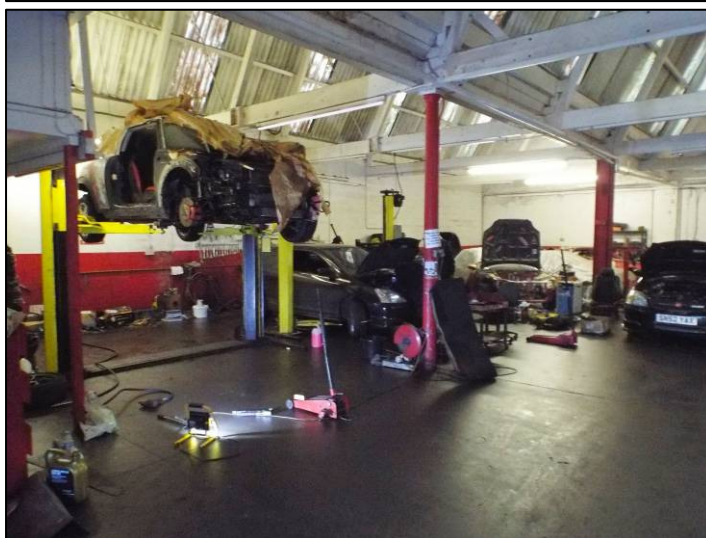
We understand that the property is not elected for VAT.

#### Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

#### Contact Details

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