

**MASON
YOUNG**

PROPERTY CONSULTANTS

FOR SALE

(MAY LET)

INDUSTRIAL/WAREHOUSE PREMISES

66 BUCKINGHAM STREET, HOCKLEY,
BIRMINGHAM, B19 3HU



7,210 SQ FT (669.9 SQ M)

- ROAD FRONTAGE
- MEZZANINE FLOOR
- THREE PHASE ELECTRICITY
- FLEXIBLE TERMS

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

Location

The property is situated in Hockley, an established inner city industrial location approximately 0.5 miles to the north of Birmingham City Centre. Buckingham Street connects with Summer Lane, via Hospital Street, which then provides access to the Birmingham middle ring road at Constitution Hill, (A41) which is a main arterial route into Birmingham City Centre. The property is situated a short distance from New Town Middleway which forms part of the middle ring road (A4540), allowing easy access to the national motorway via the A38(M) Aston Expressway.

Description

The property comprises of an industrial/warehouse premises of brick built elevations with two storey offices to the front and a single storey warehouse to the rear surmounted by a pitched roof. Internally, the warehouse benefits from a concrete floor, fluorescent strip lighting, three phase electricity, gas air heater blower, a dumb waiter, kitchen and separate WC accommodation. There are further offices at first floor level which benefit from carpets, suspended ceiling incorporating CAT 2 lighting, gas fired central heating, plaster & painted walls, a kitchenette and WC facilities. There is also a small courtyard contained within the property. There is an internal loading bay which is accessed via a wooden concertina door from the main road.

Accommodation

66 Buckingham Street	SQ FT	SQ M
Ground Floor	4,635	430.6
First Floor	2,575	239.3
TOTAL	7,210	669.9

Services

We are advised all main services are connected to include gas, water and three phase electricity.

Planning

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

Energy Performance Certificates

Details available upon request.

Ground Rent

We understand that the ground rent is £200 per annum.

Tenure/Price

The long leasehold interest is for sale with approximately 59 years unexpired at a quoting price of £300,000. Alternatively the property is available in a leasehold basis at a quoting rent of £25,000 per annum exclusive, terms to be agreed.

Business Rates

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1100.

VAT

We understand that the property is not elected for VAT.

Legal Costs

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

Viewing

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

Contact Details

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