

131 Middlemore Industrial Estate, Smethwick, B21 0AY



FOR SALE

End-Terraced Warehouse Unit with Forecourt Parking

Gross Internal Area: 3,003 ft² (279 m²)

Location

The property is situated on Middlemore Industrial Estate which is accessed off Middlemore Road in Smethwick close to West Bromwich Albion Football Club.

The property benefits from direct access to J1 of the M5 motorway via the A41 Holyhead Road. The A41 also provides a route to West Bromwich and Birmingham City Centre which are 1 mile west and 4 miles southeast from the property respectively.

The property is well served by public transport with Hawthorns Train and Metro Station a short walk and regular bus services in the immediate area.

Description

The property comprises an end terrace industrial warehouse/workshop of steel portal frame construction with brick and block infill, surmounted by a pitched roof.

The warehouse benefits from concrete flooring, fluorescent lighting, three phase power, male and female WCs, roller shutter loading door and a minimum eaves height of 3.68m.

Externally the property benefits from forecourt parking for multiple vehicles.

The property and external demise are in the process of being cleaned and cleared by the outgoing tenant.

Accommodation

Total (GIA) 3,003 ft² (279 M²) approximately.

Terms / Tenure

We are seeking offers in excess of £185,000 for the long-leasehold interest.

Rateable Value

April 2023 RV - £12,750

VAT

All prices quoted are exclusive of VAT, which may be payable.

Service Charge

A service charge is levied to cover the cost of maintenance and upkeep of the estate, CCTV, and manned security.

The property is currently held leasehold for a term of 150 years from March 1986, having approximately 113 years unexpired.

The service charge for 2022 was calculated at £3,118.94 per annum and the insurance premium was apportioned at a cost of £1,509.08 per annum.

Energy Performance Certificate (EPC)

Available upon request.

Planning Permission

We understand that the property has most recently been used for B2 (Industrial) and B8 (Storage & Distribution) uses.

Services

The property benefits from all main connections either on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

