

**3 Gate Street, Nechells, Birmingham, B8 1JG**



**FOR SALE**

**Freehold - Motor Trade Unit**

**Gross Internal Area: 861 ft<sup>2</sup> Unit with Yard**

#### Location

The property is situated on Gate Street which is accessed from the B4114 Washwood Heath Road close to its junction with the Alum Rock Road and the Saltley Viaduct.

Communication links are excellent with the location providing a direct route to Heartlands Parkway (A47), Dartmouth Middleway and the A38(M) Aston Expressway linking to J6 of the M6 Motorway at Spaghetti Junction.

#### Description

The property comprises a detached industrial workshop which was trading as a motor trade premises for several years.

The unit sits behind a gated forecourt and is of steel truss construction with full height brick walls surmounted by a mono pitched roof.

Externally the property benefits from a forecourt yard area accessed via double gates off Gate Street.

#### Accommodation

Workshop	861 ft <sup>2</sup>	80 m <sup>2</sup>
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#### Price / Tenure

Offers in excess of £100,000 are sought for the freehold interest, subject to contract.

#### VAT

All prices quoted are exclusive of VAT which we understand is not payable.

#### Business Rates

We understand the property qualifies for Small Business Rates Relief - subject to occupiers' eligibility.

#### Energy Performance Certificate

EPC - C (Valid Until August 2033)

#### Services

The agents have not checked the services and do not accept any responsibility for their condition.

Interested parties are advised to satisfy themselves as to the suitability of the services prior to offering.

#### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property.

#### Use Class

We understand that the property can be used for Use Class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent and we advise all parties to check with the local planning department to check the suitability of their intended use.

#### Availability

The property is immediately available following completion of legal formalities.

#### Viewings

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

