

212 Rolfe Street, Smethwick, B66 2AW



FOR SALE

Concreted Yard with Front and Rear Access
Gross External Area: 0.58 acres or thereabouts

Location

The subject property occupies a prominent position, enjoying substantial frontage onto Rolfe Street (B4135), situated adjacent to the Rolfe Street Railway Station and only a short distance from Smethwick High Street.

Communication links are excellent, being situated only 1.5 miles from J1 of the M5 motorway and allowing for quick and convenient access to the midlands and national motorway network.

Smethwick is located some 2.5 miles northwest of Birmingham City Centre and 11 miles south of Wolverhampton City Centre.

Description

A broadly rectangular concreted yard with a gradient from Rolfe Street to its rear entrance off Buttress Way.

It enjoys excellent frontage to Rolfe Street and additional slip-road parking to the fore.

Accommodation

GEA 0.58 Acres (0.235 Hectares) approximately.

Terms

We are inviting offers in excess of £1.25M for the valuable freehold interest.

VAT

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

Services

We understand that electricity and water are available on site.

The agent has not tested the suitability or availability of the services and recommends that interested parties carry out their own investigations.

Legal Costs

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

Energy Performance

Not applicable.

Planning Permission

The site has been used for van sales most recently. We understand that it benefits from B8 (Storage and Distribution) planning permission but recommend that all interested parties carry out their own investigations.

The property may be suitable for alternative uses, subject to the correct planning permissions being sought.

Consideration will be given to offers which are subject to planning permission.

Rateable Value

April 2023 RV: £28,750

Payable: £13,800 PA (Approximately)

Viewing

Strictly by prior appointment with the sole agent Siddall Jones on **0121 638 0500**.

