



TO LET

Modern Showroom Premises

Gross Internal Area: 4,311 ft² (400 m²)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

19 Lichfield Road

Aston

Birmingham

B6 5RW

Location

The property is located fronting the A5127 Lichfield Road close to Aston Cross and being one of the main arterial routes to Birmingham City Centre.

The area is well established with a mixture of car dealerships, trade counter and industrial uses.

Neighbouring occupiers include Motorpoint Car Supermarket, East End Cash and Carry with Screwfix and Toolstation being located on the Aston Cross Trade Point opposite.

Aston Cross Business Village is located to the south of the site.

The property is located north east of Birmingham City Centre and only 0.5 miles from the A38(M) Aston Expressway and 1.5 miles south of Junction 6 of the M6 Motorway. This provides links to the M5, M42, M1 and M54 via the M6.

Description

The property comprises a former car showroom of steel portal frame construction under a pitched metal roof with part brick elevations together with extensive glazing.

Internally the property provides good quality showroom space with a tiled floor, good levels of natural light, together with admin office and male / female WC's.

Storage is provided along with an upper mezzanine storage area, kitchen, and staff WC.

There is parking to the external side elevations along with a secure rear yard area.

Accommodation

Showroom	3,228	299.9
Office	350	32.5
Mezzanine	733	68.1
Total (GIA)	4,311 ft2	400 m2



Rental / Terms

The property is available to let on a new lease with length to be agreed at £35,000 per annum exclusive.

VAT

All prices quotes are exclusive of VAT which may be payable.

Planning Use

We understand that the property has consent under Use Class Sui Generis.

The property may be suitable for alternative uses subject to obtaining the required consent.

Legal Fees

Each party to be responsible for their own legal and other fees associated with this transaction.

Energy Performance Certificate (EPC)

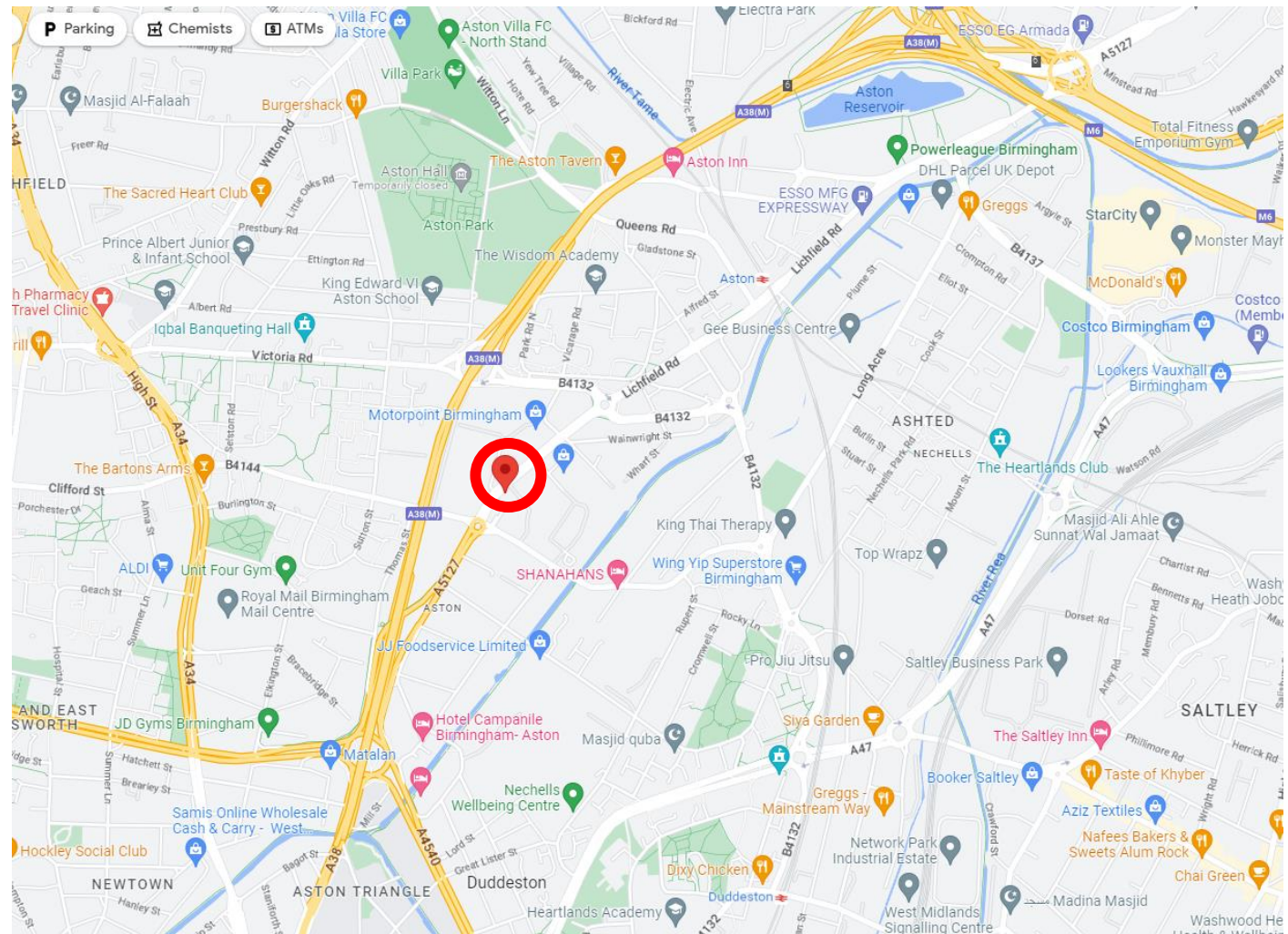
Available upon request.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on: 0121 638 0500



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.