

PROMINENT FRONTAGE ONTO A435



Unit 1 Lion Garage

Portway Trading Estate, Alcester Road, Portway, Birmingham, B48 7JA

Prominent Showroom / Trade Counter

5,303 sq ft
(492.66 sq m)

- PROMINENT FRONTAGE ONTO A435
- LARGE FORECOURT/DISPLAY AREA
- AVAILABLE IMMEDIATELY
- FIRST FLOOR STORAGE
- ONE MINUTE FROM JUNCTION 3 OF M42
- LED LIGHTING

Summary

Available Size	5,303 sq ft
Rent	£27,500 per annum
Rates Payable	£16,342.25 per annum
Rateable Value	£32,750
Service Charge	A pro rata contribution towards the maintenance of the communal areas is payable, this is approximately £2,500 per annum plus VAT.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Location

The Property fronts onto Old Alcester Road, adjacent to Alcester Road (A435), which links Junction 3 of the M42 Motorway to Redditch and Studley to the south and Birmingham to the north.

Description

The Property comprises a ground floor Showroom with full height glazing and a wide return Frontage, with loading access via a roller shutter door.

Internally, there is a large, full width Showroom with ancillary Offices/Storerooms to the rear, in addition to Staff Welfare facilities. In addition, there is useful Storage Space to the first floor.

The Gross Internal Area (GIA) extends to approximately 5,303 sq ft (493 sqm).

The Property sits behind a substantial hard-surfaced Forecourt, which provides ample parking or potentially 30 Car Sales Pitches.

Viewing

Strictly by appointment with our Reception on 01527 584242.



Viewing & Further Information



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