

TRADE COUNTER, WAREHOUSE | FOR SALE

[VIEW ONLINE](#)



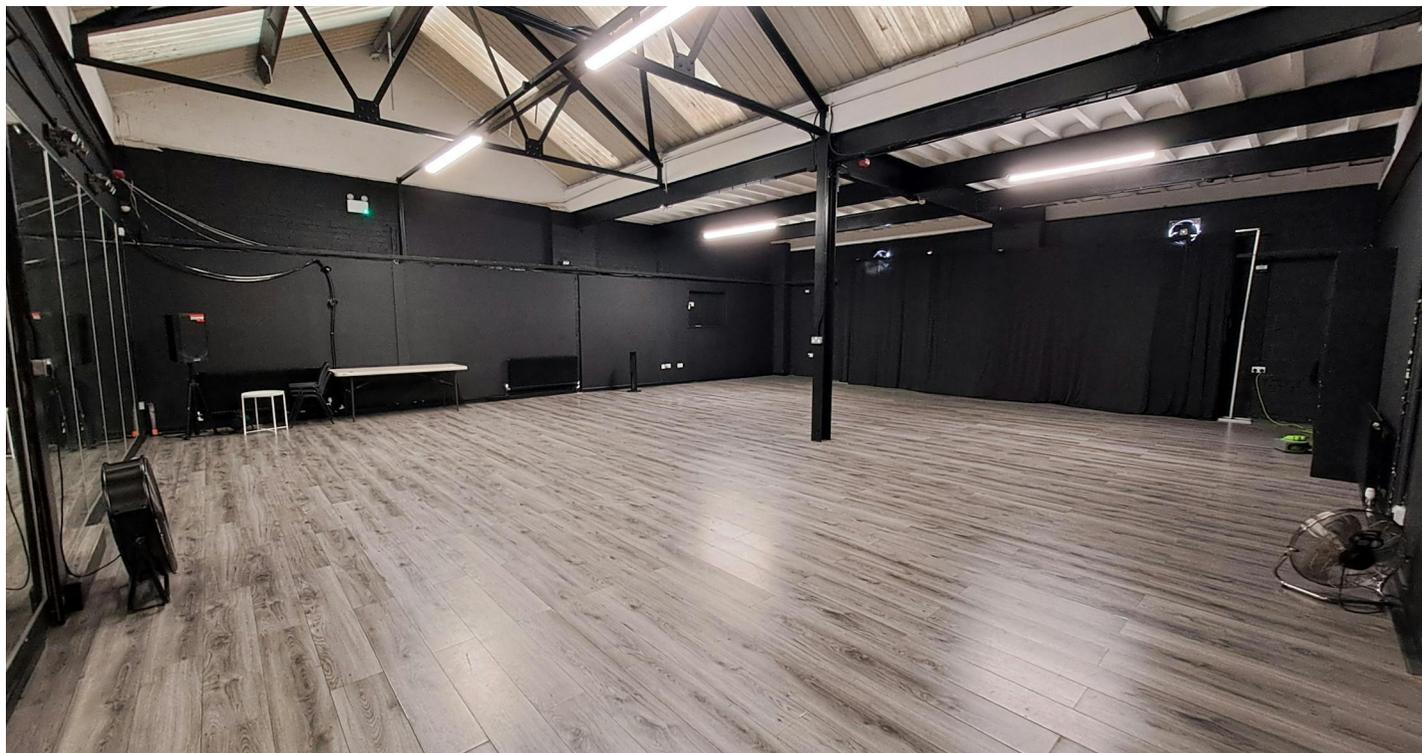
9A WAINWRIGHT STREET, ASTON, BIRMINGHAM, B6 5TH  
7,705 SQ FT (715.82 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Trade Counter premises located close to Spaghetti Junction benefitting from forecourt parking

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- Trade Counter / Warehouse Premises
  - GIA 7,705 ft<sup>2</sup>
  - Offers in region of £535,000
  - Freehold with vacant possession
  - Car park for approximately 13 vehicles
  - Excellent trading location
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## DESCRIPTION

The property comprises a two-storey commercial premises providing ground floor trade counter, workshop and office accommodation, accessed via a pedestrian entrance door. The ground floor provides predominantly open span accommodation, together with ancillary storage, cellular office space, WC and kitchen facilities.

The first floor is accessed via a separate entrance door and self-contained stairwell and provides cellular office accommodation to the front elevation, with the rear area offering open span storage / workshop space together with WC and kitchen facilities.

The premises are currently tenanted, generating an income of £36,000 per annum however the premises can be provided vacant possession.



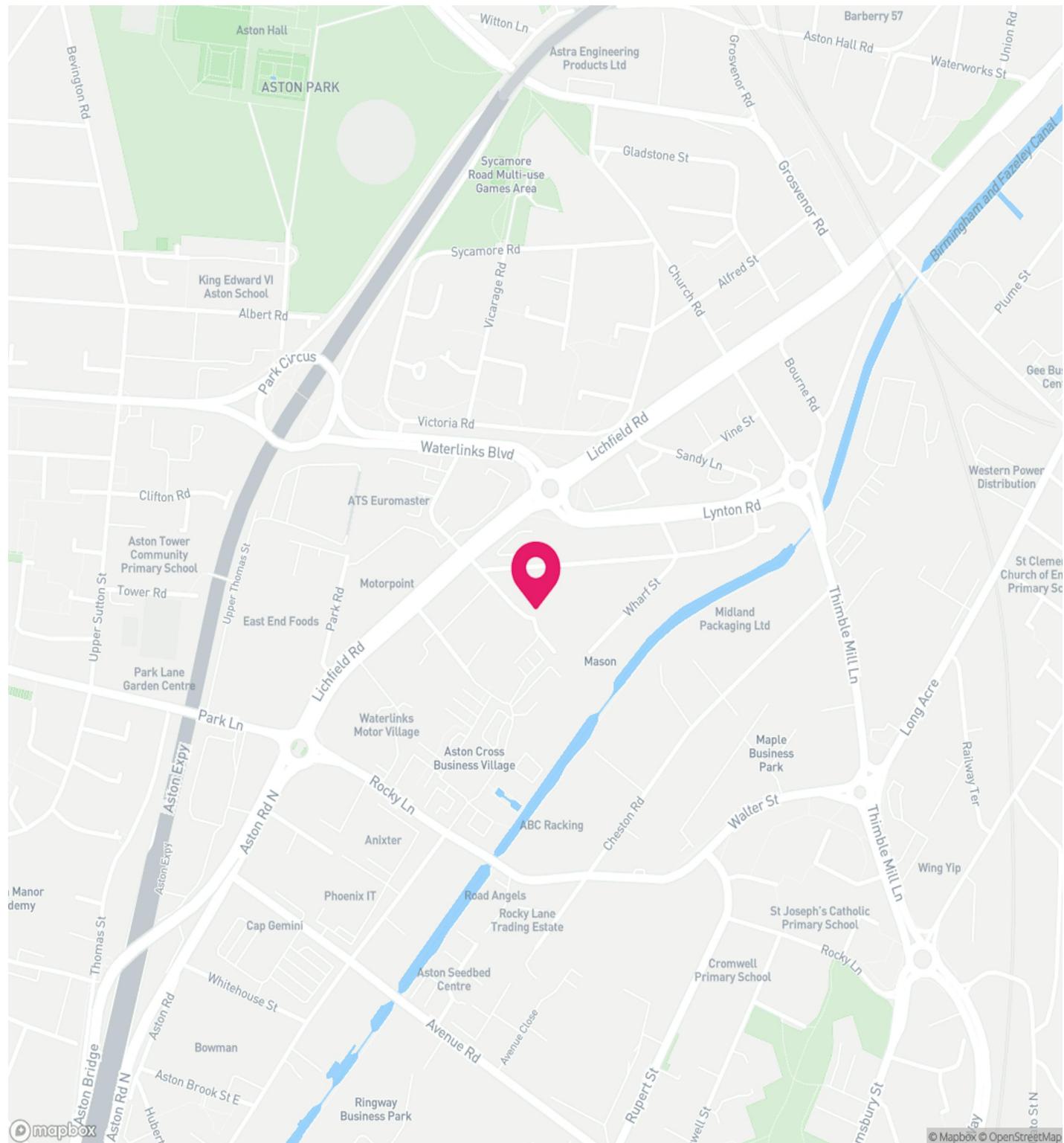
## LOCATION

/// ///CUTS.RIDERS.DESKS

The property is located on Wainwright Street, close to its junction with Portland Street, just off Lichfield Road (A5127). The premises are situated approximately ¼ mile from the Park Circus junction, which provides direct access to the A38(M) Aston Expressway.

The A38(M) connects directly to Junction 6 of the M6, providing convenient access to the national motorway network.

Birmingham City Centre lies approximately 1 mile to the south-west.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

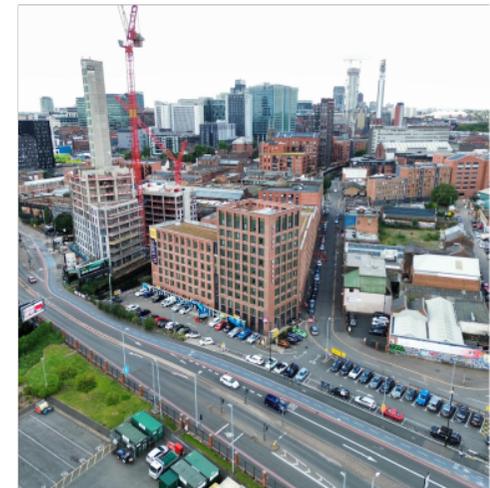
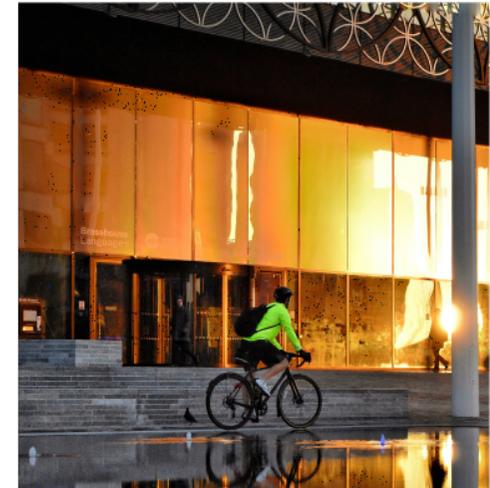
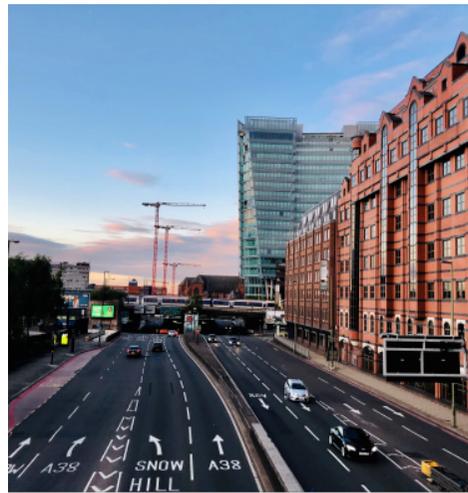
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Trade Counter	3,847	357.40	Available
1st - Office / Stores	3,858	358.42	Available
<b>Total</b>	<b>7,705</b>	<b>715.82</b>	

## RATEABLE VALUE

The building has been split in multiple hereditaments for rates mitigation.

Full breakdown can be found at: <https://www.gov.uk/find-business-rates>

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £535,000

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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# SIDDALL JONES

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[SIDDALLJONES.COM](https://www.siddalljones.com)