

Highgate House, 194-200 Gooch Street, Birmingham, B5 7HY



**FOR SALE**

Freehold Industrial Workshop/Warehouse Premises

Gross Internal Area: 9,716 ft<sup>2</sup> (903 m<sup>2</sup>) approx.

**Location**

The property is situated on Gooch Street at its junction with Bissell Street in a well-established commercial and residential locality.

Communication links are excellent, being only a short walk from the Birmingham City Centre and circa 0.4 miles from the A38 Bristol Street and Belgrave Middleway.

The A38(M) Aston Expressway is located approximately 1.5 miles north from the subject premises providing access to the national motorway network.

**Description**

The property comprises a prominent industrial premises fronting Gooch Street at its junction with Bissell Street.

The property is arranged to provide a large reception area with some ground floor offices and welfare accommodation.

The workshop is predominately open plan with dock level loading access from Bissell Street and level loading access via a covered entryway off Gooch Street. The accommodation benefits from concrete flooring, full height brick elevations, strip lighting and gas fired heating.

First floor offices and additional storage run along the Gooch Street elevation and provide several partitioned offices and meeting rooms along with welfare and storage.

Externally the property benefits from some forecourt car parking with unrestricted car parking within close proximity.

**Accommodation**

Ground Floor	6,240 ft2 (580 m2)
First Floor	3,476 ft2 (323 m2)
<b>Total (GIA)</b>	<b>9,716 ft2 (903 m2) approx.</b>

**Price / Tenure**

Offers in excess of £560,000 are sought for the freehold interest, subject to contract.



**VAT**

We understand the property is not elected for VAT.

**Business Rates**

RV: £20,000

However, interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

**Services**

We are advised all main services are connected to include mains gas, water and electricity.

The agent has not checked and does not accept responsibility for any of the services within this property and would recommend any purchaser satisfies themselves in this regard.

**Energy Performance Certificate (EPC)**

Available upon request from the agent.

**Planning Use**

We understand that the property has planning under use class B2.

The property may be suitable for alternative uses, subject to obtaining the necessary planning permission but we do recommend all interested parties make their own enquiries with the local planning department.

**Money Laundering (AML)**

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

**Availability / Viewings**

The property is available immediately, subject to the completion of legal formalities. Viewings are strictly via the sole selling agent Siddall Jones on 0121 638 0500