



SECURE YARD/LAND - TO LET

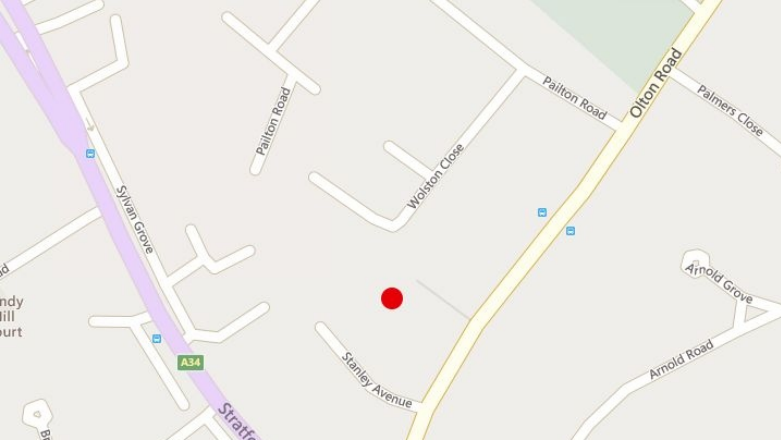
Land At, 35 Olton Road, Shirley, Solihull, West Midlands, B90 3NF



0.3 Acres (0.12 Hectares) | £20,400 per annum exclusive

Key Features

- Prominently situated on Olton Road within the Shirley district of Solihull
- Within nearby driving distance of Birmingham City Centre and M42 Motorway
- Secure gated entrance to site
- Easy nearby access of Stratford Road (A34)
- A rare opportunity to secure storage land/yard premises
- Flexible 12 month licence agreement available



LOCATION

The subject property is accessed via a private driveway on the north western side of Olton Road in the Shirley district of Solihull. Olton Road has nearby access to the south with Stratford Road (A34) which provides a main arterial route to Birmingham City Centre and alternatively continues to the south east providing direct access with the M42 Motorway Junction 4.

The immediate surrounding area comprises of predominantly residential use with a number of commercial uses including retail and office situated on the nearby Stratford Road.

DESCRIPTION

The property comprises a self-contained yard suitable for the purposes of storage and benefits from a gated entrance via a driveway from Olton Road in the Shirley district of Birmingham. The site currently comprises a mix of natural and tarmacadam surface covering with perimeter fencing and extends to approximately 0.3 acres.

TERMS

The property is available on the basis of a new licence, the terms for which are to be agreed on negotiation.

ASKING RENT

£20,400 per annum exclusive

BUSINESS RATES

Rateable Value £5,300. Rates payable 2022/2023 - £2,644.70. 100% Small business rates relief may be applicable on this property and therefore interested parties are advised to make their own enquiries with the Local Authority (Solihull).

EPC

Not applicable in this instance.

MONEY LAUNDERING

In accordance with Anti-Money Laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to bear their own legal cost in relation to this matter.

VAT

All figures quoted are exclusive of VAT which we understand will be payable in this instance. Solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
DDI: 0121 362 1532
Mob: 07889 407650
E: ben.nicholson@burleybrowne.co.uk



Eleanor Robinson
DDI: 0121 321 3441
Mob: 07738 713829
E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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