



FREEHOLD PART INVESTMENT - FOR SALE

10A-10B Marston Road, Wyld Green, Sutton Coldfield, West Midlands, B73 5HH



866 SqFt (80.45 SqM) | £155,000 offers in excess of

Key Features

- Freehold opportunity
- Part investment
- Ample on road parking
- Scope for redevelopment STP
- Well situated close to Boldmere and Wyld Green
- Within walking distance to Chester Road railway station



LOCATION

The property is situated on Marston Road which adjoins the A452 Chester Road in Wylde Green. The location is within easy reach to Birmingham, Sutton Coldfield and the Motorway Network with useful transport links nearby, notably Chester Road railway station and main road bus routes on Sutton Road, Chester Road and Boldmere Road. The property is situated near the Wylde Green shopping parade that offers various retail and leisure outlets.

DESCRIPTION

The property consists of two buildings within a shared site offering small courtyard accessed off Marston Road. The ground floor workshop is currently let to a tenant and the adjacent two storey building is available with vacant possession. There is potential to redevelop the site subject to obtaining planning consent. The site is prominently situated in a predominately residential area and within close walking distance of Chester Road railway station..

Area	SqFt	SqM
Ground Floor	600	55.74
First Floor	266	24.71
Ground Floor Workshop - TO BE INSPECTED		
Total Floor Area	866	80.45

LEASE

The property is subject to an occupational lease on part. Further details are available on request.

ASKING PRICE

£155,000 offers in excess of

BUSINESS RATES

Rateable Value £3,300.

Rates payable £1,646.70

Businesses may benefit from 100% small business rates relief on this property and our interested parties are advised to make their own enquiries with the Local Authority (Birmingham).

EPC

Assessment awaited.

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction

VAT

All figures quoted are exclusive of VAT, which we are advised will not be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:

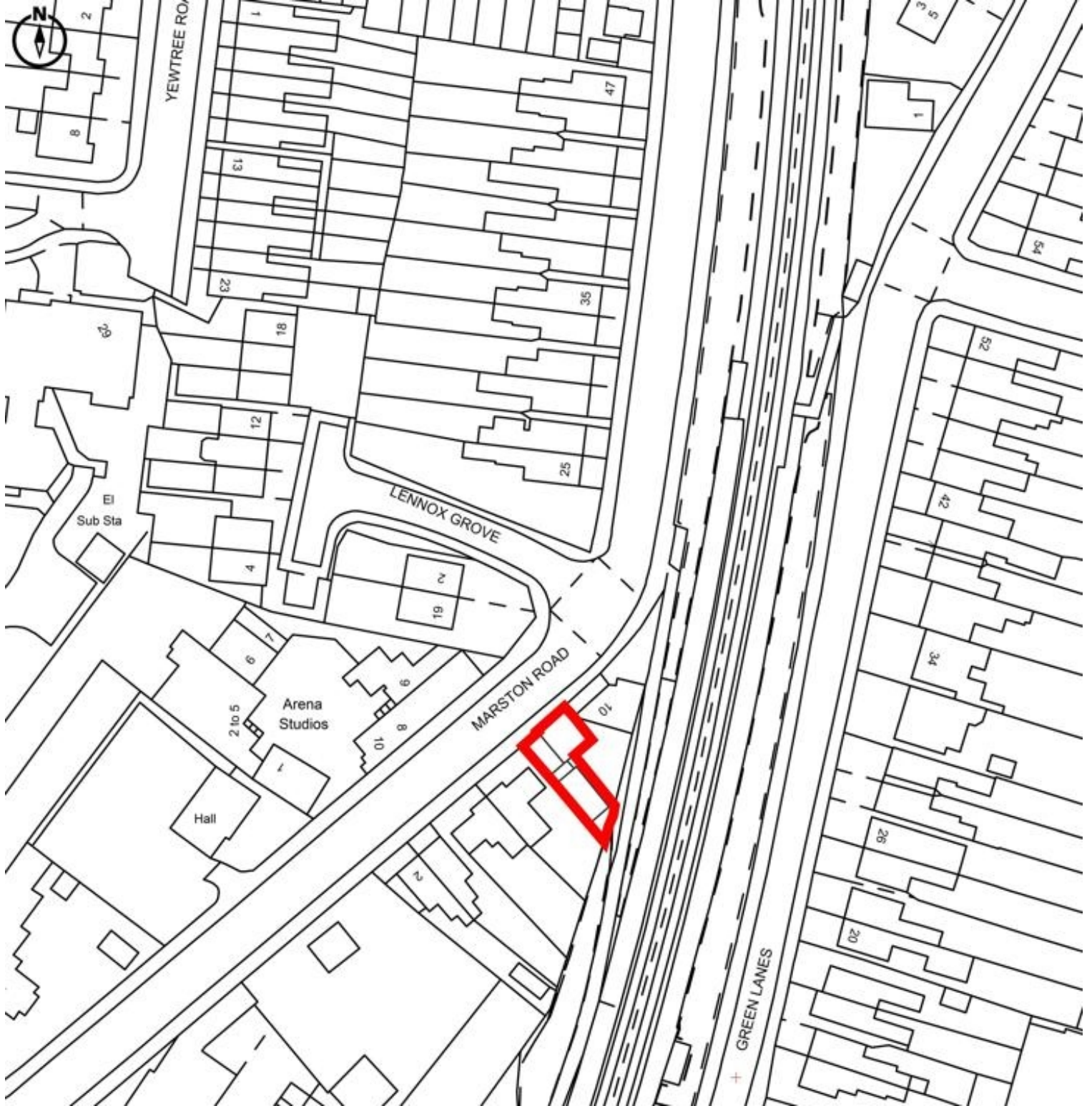


Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.