

westbridge

COMMERCIAL

TO LET

STORAGE YARD/COMPOUND



Yard to the Rear of, 1669 Bristol Road South, Rednal, Birmingham



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 6,564 sq ft (610 m2) GEA
- Self-Contained Yard
- Gated Yard within Private Site
- 24 Hour Access
- Excellent Transport Links
- 2.8 Miles from M5 Junction 4

Yard to the Rear of, 1669 Bristol Road South, Rednal, Birmingham B45 9UA

Location:

Heading down the A38 from junction 4 of the M5 Motorway the site is located 2.8 miles from junction 4 on the left hand side just before the McDonalds on the left hand side.

Description:

Located within a small privately owner industrial site off the Bristol Road South is a self-contained storage yard formally used as a scaffolder's storage yard for many years. The industrial site has its own lockable gates and then there is a separate set of gates at the rear of the site that solely access the yard. The yard is a mixture of concrete and hard standing under foot and with fences at either side and rear. Part of the fencing needs to be replaced adjoining the land next door which the landlord will deal with. The yard measures approximately 11.40 m wide by 54.20 m deep. Viewings are strictly by appointment with the agent's office.

Floor Area:

Gross External Area (GEA) is 6,564 sq ft (609.82 m2).

Price:

£10,000 per annum.

Tenure:

New lease available.

Service Charge:

To be confirmed.

Rateable Value:

Not yet rated, source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

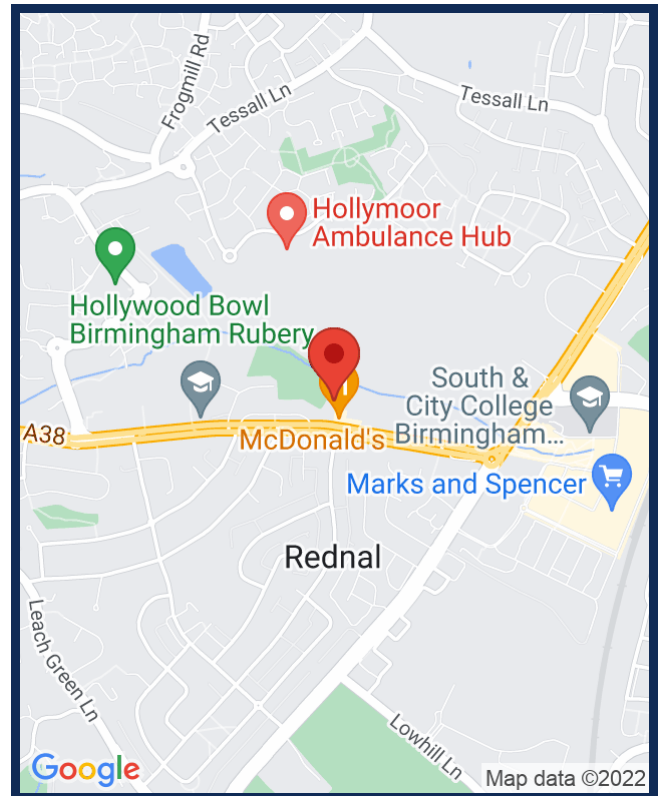
The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

An Energy Performance Rating of the property is not applicable.



Viewing:

Viewing strictly by prior appointment with sole agent:

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GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

