

To Let

GJS | Dillon

The Commercial Property Consultants



12 Old Birmingham Road, Bromsgrove B60 1DE

Located on Junction 1 of the M42 Motorway

- 8,758 sq ft (813.63 sq m) Gross Internal Area
- Quoting a Guide Rent of £35,000 per annum
- Former Garage with Established Showroom and Service Area
- Property Sits within a Large Plot with Ample Open Storage
- Highly Visible Pitch being on Junction 1 of the M42 Motorway
- Flexible Lease Terms Available

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

To Let

12 Old Birmingham Road, Bromsgrove B60 1DE

Location

12 Old Birmingham Road is situated on Junction 1 of the M42 motorway, approximately two and a half miles to the north of Bromsgrove town centre.

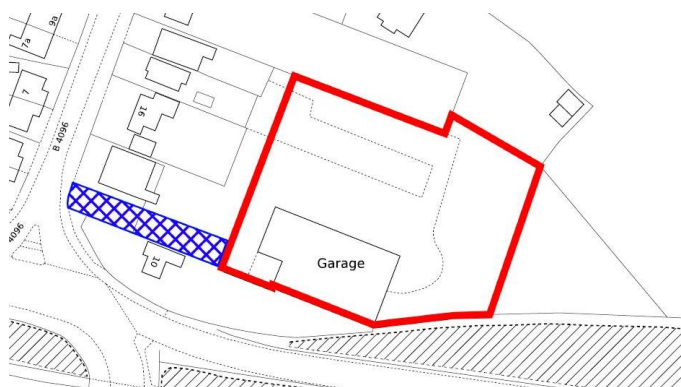
Birmingham city centre is situated approximately 13 miles to the north and Worcester city centre is situated approximately 12 miles to the south. In addition to the M42 motorway the property is within two miles of junction 4 of the M5 motorway and as such road communications to the site are very good.

Description

12 Old Birmingham Road is a self-contained showroom / servicing premises. The building offers a large showroom area with sliding doors providing level access from the front. Situated off the showroom are a number of sales offices and access to other parts of the building. Adjacent to the showroom space is a servicing / workshop area which has front and rear access. To the rear of the first floor is a storage area, along with further offices, WC & kitchen facilities. At first floor level there is storage within the eaves which has two points of access.

The property has a large open of open storage space / sales pitches.

Showroom	2,850 sq ft	264.80 sq m
Workshop / Service Area	3,370 sq ft	313.06 sq m
Storage & Offices	780 sq ft	72.51 sq m
First Floor Storage	1,757 sq ft	163.26 sq m
Total	8,758 sq ft	813.63 sq m



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.



Guide Rental - £35,000 per annum (gross)

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate

Tenure

The property is available on a new business lease, with flexible terms available.

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC

Rating Assessment

Rateable Value - £24,000

Please note this is not the rates payable.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

For more information and photographs, please visit www.gjsdillon.co.uk

Viewing and further information:

Call: 01527 872525

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

