

**2 TWO-STOREY RETAIL UNITS & YARD**



**97-101 New Road, Rubery, Birmingham, B45 9JR**

Industrial development for sale

**Summary**

<b>Tenure</b>	For Sale
<b>Available Size</b>	15,246 sq ft / 1,416.40 sq m
<b>Price</b>	Offers in the region of £695,000.00
<b>Service Charge</b>	Upon Enquiry
<b>Rates Payable</b>	£0.20 per sq ft
<b>Rateable Value</b>	£5,900
<b>EPC Rating</b>	Upon enquiry

**Key Points**

- 0.35 acre site
- £695,000 for the freehold
- Backs unto A38 (Bristol Road)
- Secure yard of 0.25 acres
- Retail, offices and stores throughout
- Potential development
- 3,983sqft across 3 buildings
- Long established and renowned builders yard

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## DESCRIPTION

The compound is comprised of 3 individual buildings and a 0.25 acre secure storage yard. The two front retail units are two-storey brick built with pitched tile roofing, set back behind forecourt tarmac customer parking, and surrounding the drive-through entrance into the yard itself.

The left hand building is currently used for stores on both floors and contains further stores surmounted by flat felt roofing behind. The right-hand building is comprised of offices on the first floor with a retail unit within the ground floor. In total, the site gives rise to a regularly shaped 0.32 acre total and has long serviced tradesmen throughout the West Midlands with building supplies and equipment as part of the Mahoneys chain.

## LOCATION

Mahoney's Builders Yard is an established and renowned site set at the western edge of Rubery High Street. Rubery is a suburb in the south-west of Birmingham bordering the green belt surrounding J4 of the M5. 97-101 New Road, Rubery backs onto the A38 (Bristol Road) - an arterial route into the city centre and significant traffic flow through working hours. Birmingham is 12km north-east with Bromsgrove town centre some 7km south. Rubery has a population of 16,000 within its ward and benefits from the current regeneration of Longbridge.

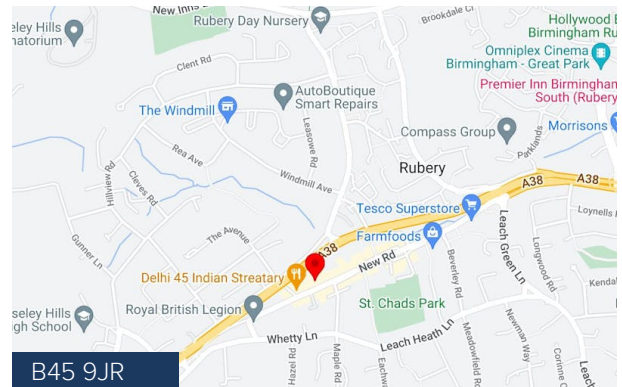
## TENURE

The property is to be offered to the freehold open market for the sum of £695,000.

## MORE INFORMATION

Shepherd Commercial also market the hatched title next to this site with approved planning for 6 apartments (£200,000).

Mahoneys Builders Yard boundary runs adjacent to this opportunity – potential for double purchase.



## Viewing & Further Information

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