



SHEPHERD  
COMMERCIAL

## 123 Woodcock Lane North, Birmingham, B27 6SE

Residential development for sale

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	11,790 sq ft / 1,095.33 sq m
<b>Price</b>	£795,000.00
<b>Service Charge</b>	Upon Enquiry
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Producing £72,000 per annum
- Backing onto picturesque canal
- Two-storey
- Within a residential suburb
- 11,790sqft of light industrial
- Yard area
- Approved planning for 14 apartments
- Located within a small row of units

# 123 Woodcock Lane North, Birmingham, B27 6SE

## DESCRIPTION

123 Woodcock Lane N, is a 11,790sqft industrial title split across 2 warehouse units equipped with a shared yard and surrounded by secure fencing. The site has approved planning for 14 apartments and at present producing £72,000 per annum on formal leases.

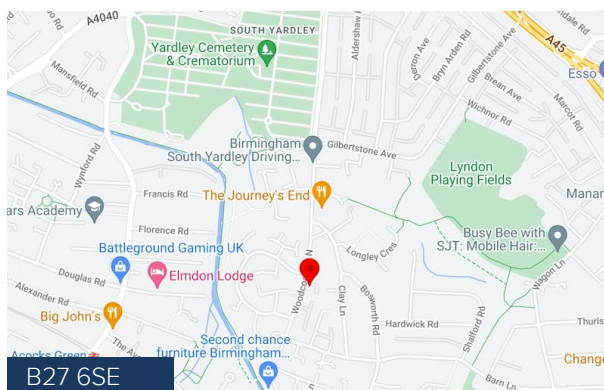
Woodcock Lane is located in a quiet residential suburb and the site is currently occupied as storage and distribution for leisure products.

The first unit is 7,676sqft and the second unit is 3,614sqft.

The property itself is formed of two-storey brick elevations and portal framed structure in the warehousing. Surmounted by flat felt roof on the brick offices and corrugated insulated sheeting on the light industrial portions. The units themselves are situated behind secure fencing and a concrete yard equipped with container storage and parking, along with further fencing to the rear which aligns with the canal passageway.

Internally, the property benefits from two-storey office accommodation along with kitchen and staff toilets, following this is internal access into the main showroom floor which presents oak furniture and hot tubs.

Opposite Unit 1, sits Unit 2 which again is equipped with office accommodation.



## Viewing & Further Information

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