



**FOR SALE /
MAY LET**

**WORKSHOP PREMISES
PRIME DEVELOPMENT OPPORTUNITY**

**Offers Over
£550,000**

74 Cecil Street, Birmingham, B19 3SU

 0121 751 7105

 info@aisharealty.co.uk

@Aisha.Realty





DESCRIPTION

The property comprises an end terrace warehouse unit of masonry construction, set over four floors offering substantial space extending to approximately 3,140 SF.

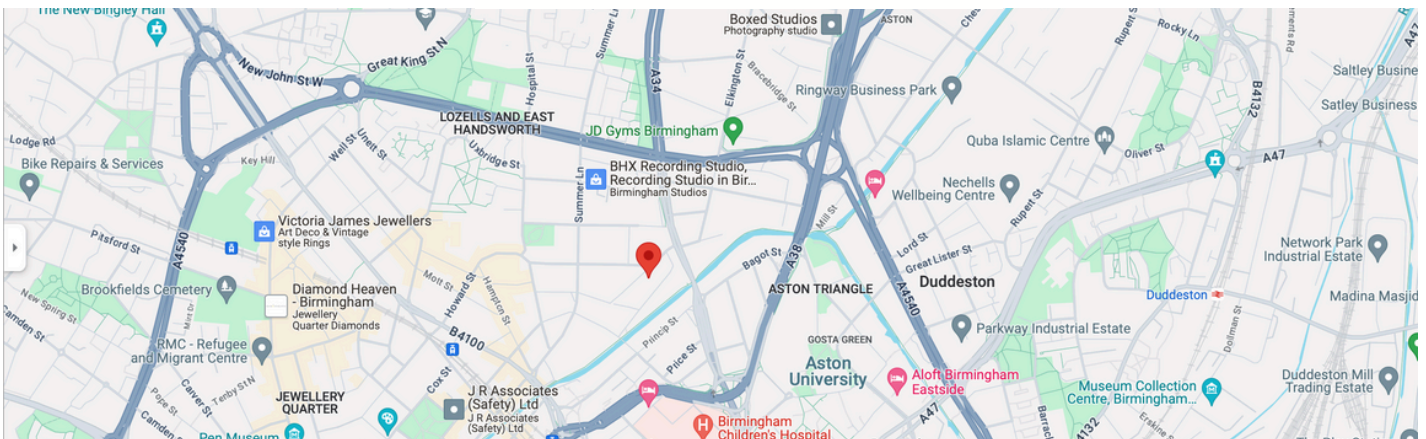
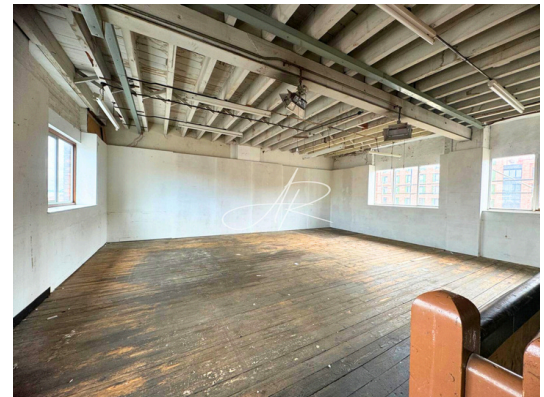
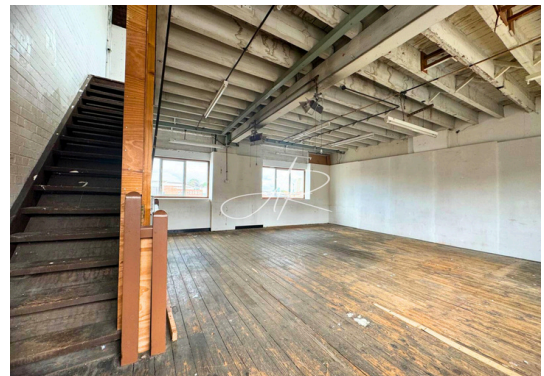
Benefitting from roller shutter access leading to the ground floor which is split into two rooms and provides access to the basement. The first, second and third floor provide open plan accommodation which is serviced via a single stairwell.

Further benefitting from three phase power, roller shutter entry, WC and kitchen facilities.

LOCATION

The property is located on Cecil Street, Birmingham which is a short distance from the Birmingham Middle Ring Road (A4540). Birmingham City Centre lies approximately 1 mile to the South of the subject premises. The Middle Ring Road provides direct access to all main arterial routes running in and out of Birmingham City Centre, to include A38A Aston Expressway which in turn provides access to Junction 6 of the M6 Motorway.

The property is strategically located next to a car park which is In for full planning consent for 338 bed spaces providing prime development opportunity.



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ACCOMODATION

3,140 Sq Ft / 291.71 Sq M

All areas and dimensions given are approximate.

EPC

Rating C - A copy of the Energy Performance Certificate can be made available upon request.

VAT

We understand this property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs

VIEWINGS

Strictly by booked appointment only through the sole agent Aisha Realty on **0121 751 7105**

IMPORTANT NOTICE

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

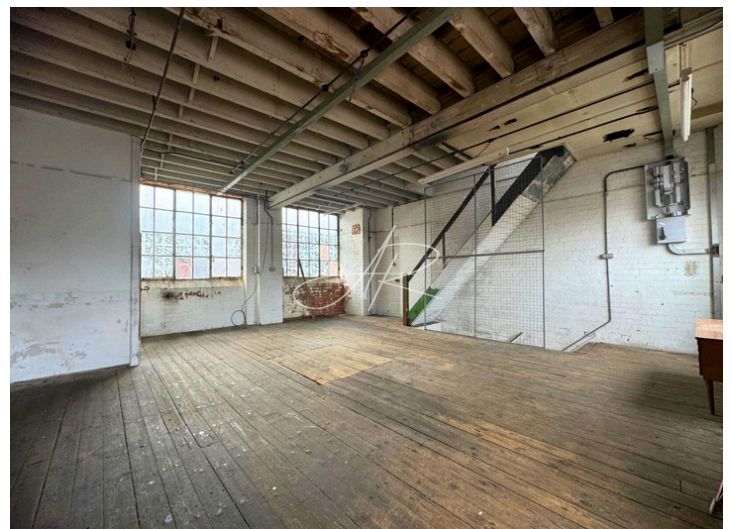
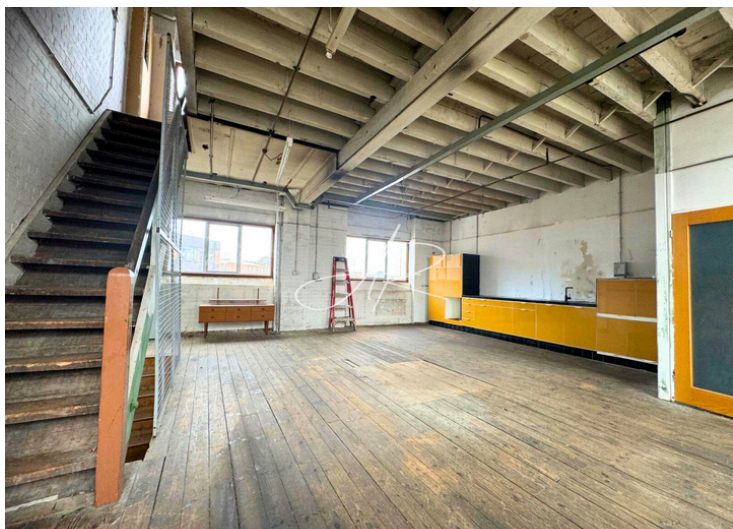
BUSINESS RATES

The property currently has a rateable value is £10,000. Rates payable will be in the region of £4,990 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council

ANTI MONEY LAUNDERING

Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



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