

For Sale

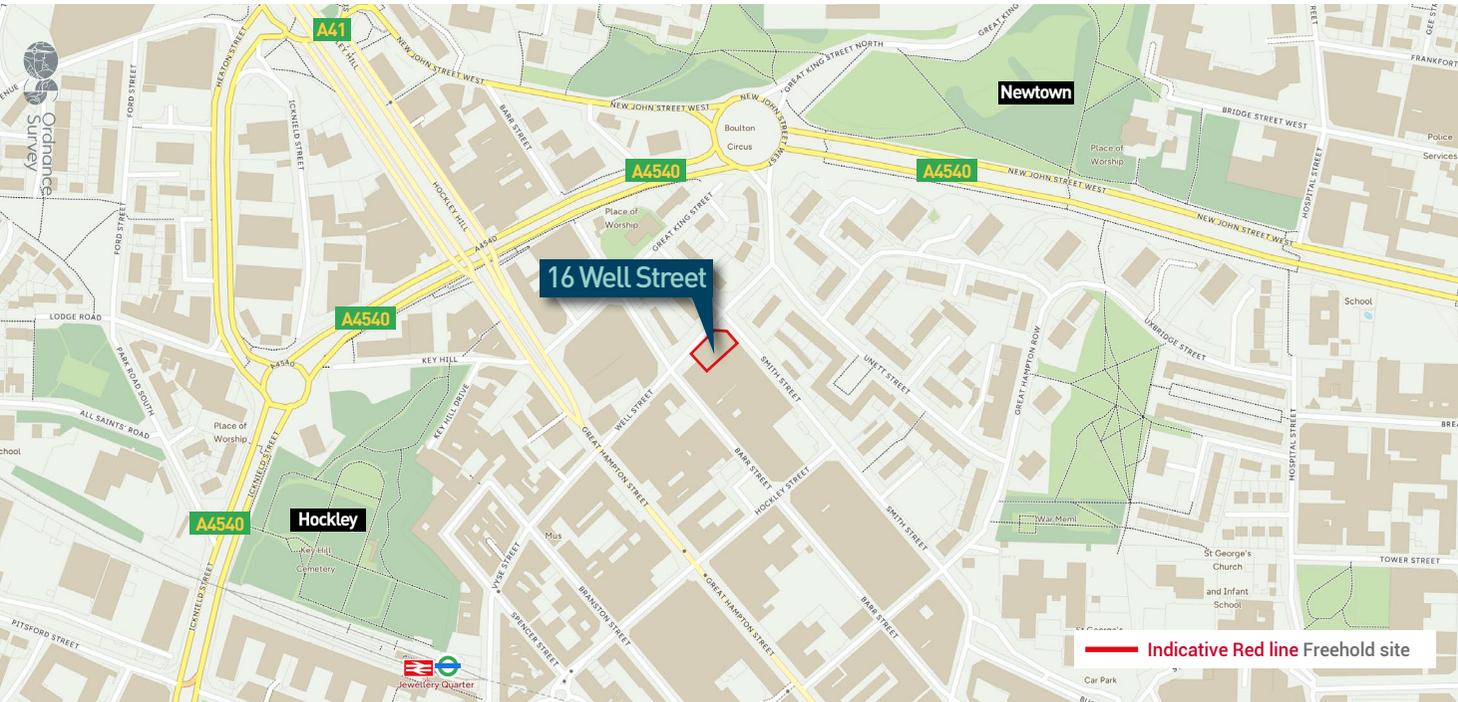
Industrial / Workshop Opportunity

| 16 WELL STREET, BIRMINGHAM | B19 3BJ |

**Lambert
Smith
Hampton**



- ✔ Freehold of 7,789 Sq. Ft. (723.6 Sq. M.)
- ✔ Vacant possession available on completion
- ✔ Opportunity to re-let or occupy immediately, with potential to drive value through refurbishment or repositioning.



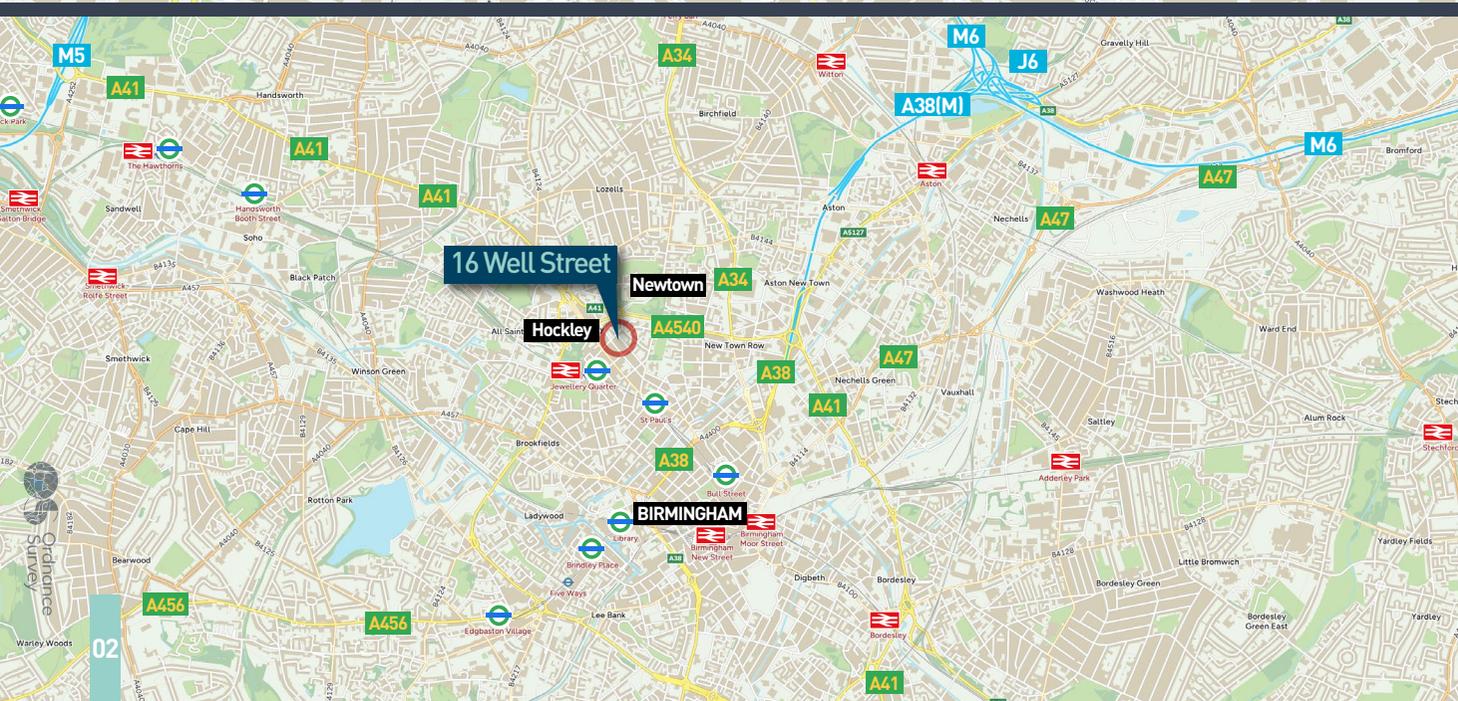
Location

The property is located on Well Street within one of Birmingham's principal industrial areas, Hockley, benefiting from excellent access to the A34 (Newtown Row) and close to major routes leading into Birmingham, approximately 1 mile to the northwest of the city centre.

The M6 motorway, which connects the Midlands to the wider motorway network, is located approximately 2 miles to the northeast of the property. By road, the property is located approximately 15 miles southeast of Wolverhampton, 20 miles west of Coventry, 43 miles west of Leicester, 42 miles southwest of Derby and 118 miles northwest of London.

Jewellery Quarter railway station is situated approximately 600 metres to the northwest of the Property. From the Jewellery Quarter there are direct services to Birmingham Snow Hill (4 mins), Kidderminster (35 mins) and Worcester Foregate Street (58 mins).

Hockley is a vibrant and diverse neighbourhood with a mix of historic factories, independent shops and creative studios. Its industrial presence supports local employment, contributing to regeneration and economic activity in the city.



Description

The two-storey property comprises a workshop of concrete frame and brick construction beneath a parapet flat roof, situated on a prominent corner position.

The main entrance is accessed via the front corner of the building which leads to a reception area, open plan offices and the workshop to the rear.

The ground floor has a generous ceiling height of 3.29 m, arranged to provide workshop accommodation, Male and Female WCs, and kitchen area. The property is internally finished with a solid painted concrete floor, painted brick elevations, fluorescent lighting and heated by ceiling mounted gas fired hot air blowers.

The offices are finished with carpet tiled floor coverings, plastered and papered walls, suspended ceiling with boxed lighting, warm/cold air units and perimeter trunking.

The first floor is accessed via two sets of staircases to the front and rear of the building and provides workshop accommodation. The first floor is finished to a similar specification as the ground floor and has a generous ceiling height of 3 metres.

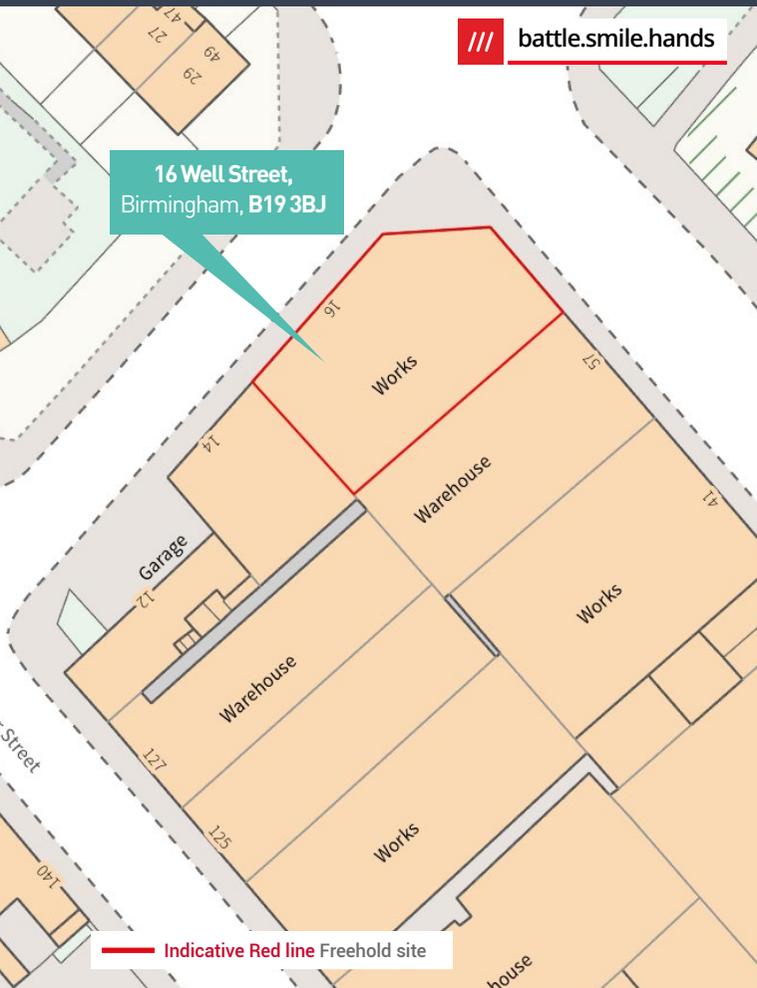
Loading is provided via a roller shutter door to Smith Street and Well Street, with loading taken internally.





Site

16 Well Street sits within the **Freehold title** number **WK74649**, with a total site area of approximately **0.099 acres (0.04 ha)**.



Accommodation

The property provides the following gross internal area:

Accommodation	Sq. M.	Sq. Ft.
Ground Floor	389.97	4,198
First Floor	333.63	3,591
Total	723.60	7,789

Rateable Value

We understand the rateable value of 16 Well Street for the 2023 rating list is £23,000. Interested parties are to make their own enquiries of the Valuation Office Agency.

Data Room

Further information is available in the data room upon request.

EPC

EPC rated **E(123)**.

Legal Costs

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

Proposal

We have been instructed to seek offers in excess of **£450,000** for the **Freehold Interest**.

Viewing and Further Information

Viewing strictly by appointment only with the sole agents.

Richard Durkin

M: 0791 873 8541

E: RDurkin@lsh.co.uk

Nick Blackwell

M: : 0797 954 1236

E: NBlackwell@lsh.co.uk

Lenon Hart

M: : 0770 467 5389

E: LHart@lsh.co.uk

**Lambert
Smith
Hampton**

lsh.co.uk



ANTI – MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

SALE ON BEHALF OF THE JOINT ADMINISTRATORS:

This property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including but not limited to VAT, can be given. The information in these particulars has been provided by the Joint Administrators from company information but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.