

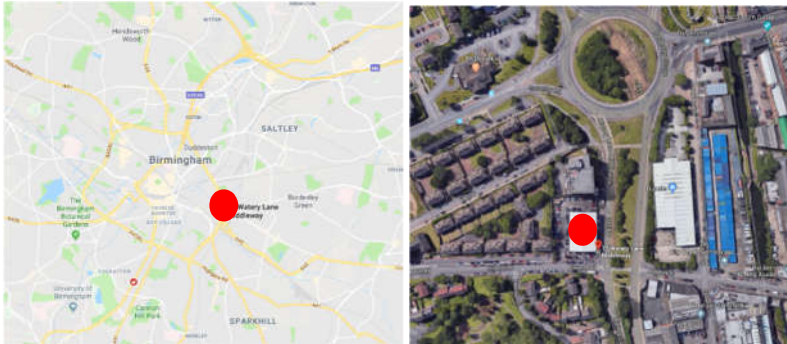
PRELIMINARY DETAILS - Watery Lane Middleway, Birmingham, West Midlands, B9 4HX

TO LET – HIGHLY PROMINENT VEHICLE DEALERSHIP/AFTERSALES PREMISES BIRMINGHAM, B9 4HX



Location & Situation:

The property is prominently situated fronting the A4540 Watery Lane Middleway, close to the (A45) Bordesley Circus Roundabout, an extremely busy route forming part of the ring road just south east of the city centre. Junction 6 of the M6 motorway lies approximately 3 miles north. Development in the vicinity is mixed, including a retail park and a substantial industrial / trade counter development.



Description:

The property currently provides a single-storey building with showroom and workshop accommodation. The showroom benefits from full-height glazed elevations, with an external vehicle display forecourt at the junction with Kingston Road and further spaces fronting Watery Lane Middleway.

Site Area:

The site extends to 0.269 hectare (0.666 acre) or thereabouts.



Floor Area:

Following breakdown of accommodation taken from Valuation Office Agency website:

| Description | M ² | Ft ² |
|------------------|----------------|-----------------|
| Ground: | | |
| Showroom | 195.6 | 2,105 |
| Workshop | 570.1 | 6,137 |
| External Storage | 36.2 | 390 |
| External Canopy | 29.0 | 312 |
| First: | | |
| Works Office | 203.6 | 2,192 |
| Total | 1034.5 | 11,136 |

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Planning:

The property has planning permission (ref: C/00758/02/FUL) for car showroom use and A1 retail warehouse for the sale of bulky goods, including bedding, furniture, white goods, carpets, tiles or trade showroom.

Rating Assessment:

Following taken from Valuation Office Agency website:

| Address | Description | Rateable Value (wef) |
|--|--------------------------------------|------------------------|
| Birmingham Audi, Watery Lane Middleway, Birmingham, B9 4HX | Vehicle repair workshop and premises | £93,500 (1 April 2017) |

EPC:

Awaiting EPC.

Proposal:

A new lease is available on terms to be agreed on full repairing and insuring basis, with reviews at five-yearly intervals. Rent upon application.

Further Information:

Please contact:

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or

Amanda Barber - Amanda.barber@barberwadlow.co.uk

Tel: 0121 308 6060.

Subject to Contract

AJB/AH/2018/0054/734

April 2019



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