

Unit 2 Rushey Lane, Tyseley, Birmingham, B11 2BL



**FOR SALE**

Established Motor Trade Premises

Gross Internal Area: 2,275 ft<sup>2</sup> (211.35 m<sup>2</sup>) approximately

### Location

The property is situated on Rushey Lane, only 4 miles south east of Birmingham City Centre with Solihull, Birmingham International Airport and NEC approximately 5 miles via the A45 Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only half a mile from the property.

### Description

The property comprises a mid-terrace industrial unit which has been used as a car repair body shop for over 40 years.

The building is of steel truss construction with brick and block infill, surmounted by a pitched corrugated roof incorporating translucent roof lights.

The property benefits from loading access off Rushey Lane, minimum eaves of 12ft rising to 19ft in the apex, concrete flooring throughout, fluorescent strip and high bay lighting, ambi rad and gas fired space heaters and three phase electricity.

An integral office is positioned at the front of the property and a spray booth is included.

To the rear of the building is a separate block providing WC and kitchenette facilities as well as an enclosed concreted yard providing additional storage and potential to extend, subject to planning.

To the front, the property benefits from forecourt car parking as well as ample on street car parking along Rushey Lane.

### Accommodation

**Total (GIA) - 2,275 ft<sup>2</sup> (211.35 m<sup>2</sup>) approximately**

### Price / Tenure

Offers in excess of £175,000 are sought for the freehold interest exclusive.

### Rateable Value

RV - £5,500

The property will qualify for Small Business Rates Relief, subject to tenant's eligibility.

### Energy Performance Certificate

Available upon request from the agent.

### Services

We understand all mains services are connected to the property.

### Planning

We understand that the property has planning consent under Use Class B2 (general industrial).

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

### Availability

The property is immediately available, following the completion of legal formalities.

### Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

