

57-59 Aston Brook Street East, Aston, Birmingham, B6 4RR



FREEHOLD FOR SALE

Prominent Industrial/Trade Counter Premises
Suitable for Re-Development - Subject to Planning

Location

The property occupies a prominent position being situated fronting the (A5127) Aston Road at its junction with Aston Brook Street East and adjacent to the fly over linking with Dartmouth Circus and the A38(M) Aston Expressway.

This convenient location is sited just outside of Birmingham's new clean air zone and provides excellent communication links with Dartmouth Circus, the A38(M) and the inner ring road.

Birmingham City Centre is less than 2 miles from the property with Junction 6 of the M6 Motorway being only 2.5 miles to the north via the Lichfield Road (A5127).

Description

The property comprises a variety of buildings which have been acquired and adapted over time.

The corner building provides a traditional brick-built property surmounted by a pitched roof and arranged over three floor and basement level.

The space provides showroom, stores and office accommodation and links to the adjacent warehouses, workshops and outbuildings.

Modern steel portal frame warehouse units are situated to the side and rear of the property and an older workshop and two storey properties are situated fronting Aston Brook Street East and to the rear of the site.

Accommodation

Total (GIA) 16,600 ft² (1542.17 m²) approx.

On a site area of 0.42 Acres (0.17 Hec) or thereabouts

Price / Tenure

We understand the property is held freehold tenure under title number WM570772 and offers in the region of £750,000 are sought, subject to contract.

Planning Use

We understand property has consent for Use Class B2 and B8.

However, we do feel the site is suitable for alternative uses, subject to obtaining the necessary planning permission and all interest parties should contact Birmingham City Councils Planning Department on 0121 303 1115.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We understand the property is contracted to all mains services.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Availability

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

Viewings

Strictly via the sole selling agent Siddall Jones on:
0121 638 0500

