

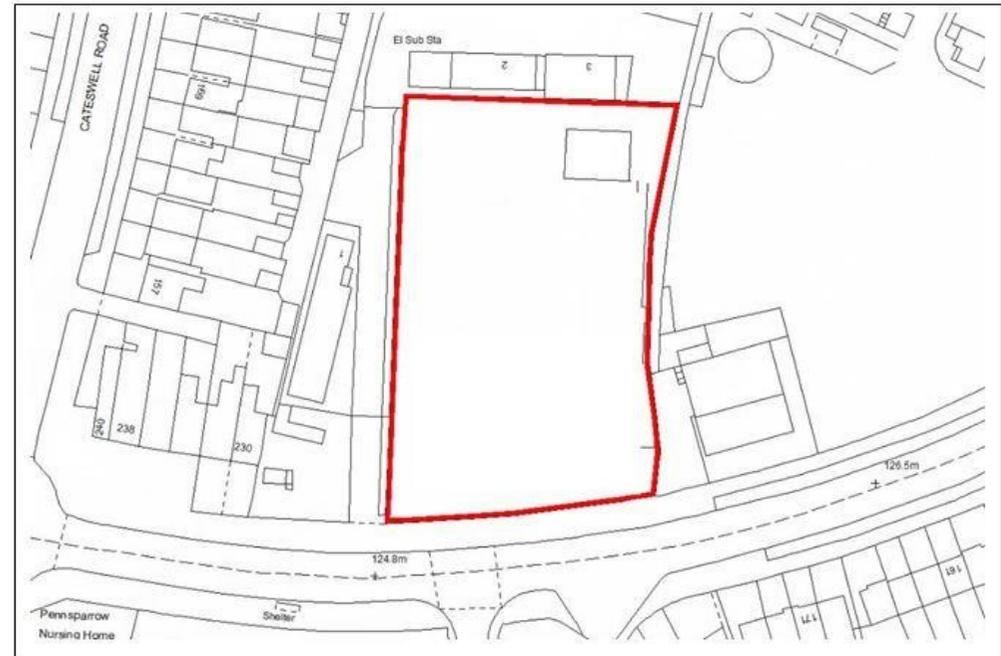
TO LET

Shaftmoor Lane, Hall Green Birmingham, B28 8SP

Rent PA: POA

Area: 0.95 acres

- Existing Commercial Site Largely Cleared
- To Lease On Lease / May Sell
- Secure Palisade Fenced Hardstanding
- 0.95 Acres (Approx)
- Immediate Vacant Possession Available



For illustrative purposes only - not to scale

LOCATION:

The subject site occupies a prominent main road position fronting directly onto the busy B4217 Shaftmoor Lane in the Hall Green district of Birmingham immediately adjoining the Shaftmoor Industrial Estate within 0.25 miles of Spring Road Railway Station and a similar distance from the A4040 Fox Hollies Road.

The A34 Stratford Road is at the western end of Shaftmoor Lane and the A41 and A45 to the north with the A38M Motorway also reasonably accessible.

Birmingham International Airport is itself approximately 4 miles distant and Birmingham City Centre approximately 5 miles distant.

DESCRIPTION:

The property comprises an extensive commercial site now largely cleared of its original buildings. The site which extends to some 0.38 HA (0.95 acres) approx. is considered ideally suitable for general open storage use or potentially for car sales subject to any necessary regenerating planning consents

PLANNING:

The site which extends to some 0.38 HA (0.95 acres) approx. is considered ideally suitable for general open storage use or potentially for car sales subject to any necessary regenerating planning consents – enquiries to be directed in the first instance to Birmingham City Council (details provided below).

LOCAL AUTHORITY:

Birmingham City Council
Council House, Victoria Square
Birmingham, B1 1BB
Tel: 0121 303 9944

SERVICES:

TBC

TERMS:

The premises are available on the basis of a new lease for a term of years to be agreed to exclude the security of tenure provisions of the Landlord and Tenant Act 1954. Any lease will be subject to a three yearly upward only rent review pattern. Offers are invited in respect of the leasehold interest.

The owners may contemplate a sale of the freehold. Offers in excess of £1,000,000 (One million pounds) would be considered.

LEGAL COSTS:

The ingoing tenant will be responsible for the Landlord's legal fees in connection with this transaction including the stamp duty payable on the counterpart of the Lease and VAT as appropriate

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details the landlord had elected to charge VAT on the rent.

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk