

80a Rolfe Street, Smethwick, West Midlands, B66 2AR



FOR SALE

Substantial, Multi-Storey Industrial/Warehouse Unit

Net Internal Area: 14,030 ft² (1,303.41 m²)

Location

The subject property occupies a prominent position, enjoying substantial frontage onto Rolfe Street (B4135), situated directly opposite the intersection with New Street.

Access to Junction 1 of the M5 motorway is approximately 1.5 miles North West via dual carriageway.

Smethwick is located some 2.5 miles north west of Birmingham City Centre.

Description

The subject premises provides 2/3 storey accommodation, of traditional brick construction suitable for a variety of industrial uses.

The part of the building fronting Rolfe Street is a two-storey building with a pitched tiled roof, accessed via pedestrian and roller shutter access and benefits from concrete flooring, three phase power and WC facilities.

The block to the rear provides accommodation across three storeys each benefiting from concrete flooring, three phase power and WC facilities. Access is provided via a single stairwell.

Externally the property benefits from shared access to a roller shutter and car parking for multiple vehicles fronting Rolfe Street.

Accommodation

Total GIA 14,030 ft² (1,303.41 m²) approximately.

Price / Tenure

The valuable freehold interest is available for purchase with offers being sought in the region of £350,000.

VAT

We understand that VAT is not chargeable.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.

Services

We understand that all mains services are available on, or adjacent to, the subject property.

The agent has not tested the suitability of the connections and recommends any interested party to carry out their own investigations.

Energy Performance Certificate

Available upon request from the agent.

Availability

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

Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500.

