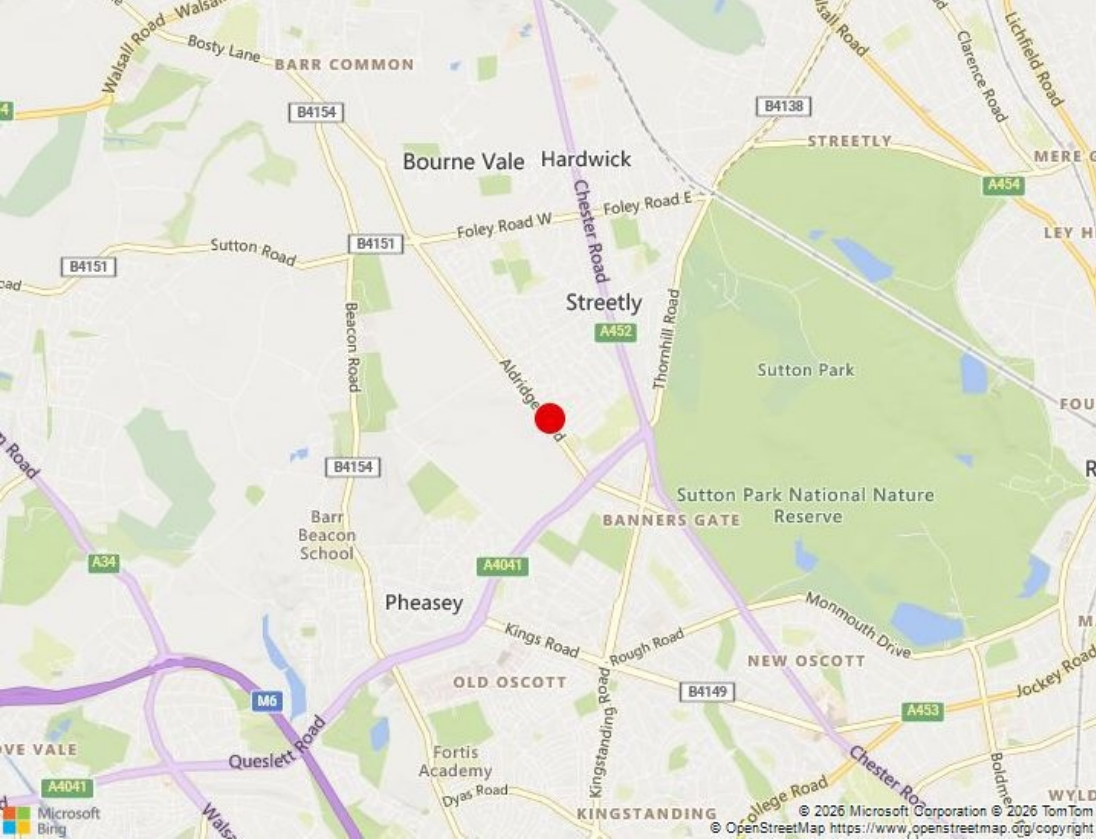


COMMERCIAL PREMISES FOR SALE/MAY LET

300-304 Aldridge Road, Streetly, Sutton Coldfield, West Midlands, B74 2DU

8,212 SqFt (762.89 SqM) | £650,000 offers in excess of / On Application





KEY FEATURES

- Roadside location
- Car parking
- Two storey offices to the front and two storey workshop to the rear
- Enclosed yard
- Freehold property with full vacant possession
- Rare Opportunity

LOCATION

The premises front Aldridge Road which runs between Queslett Road East (A4041) and Foley Road West (B4151) between Sutton Coldfield and Walsall. The property is therefore well placed for easy access to Junction 7 of the M6 motorway and Birmingham City centre.

DESCRIPTION

The premises comprises two storey offices to the front and two storey workshop to the rear. The workshops contain ladies and gents W.C's and there are additional facilities in the first floor office accommodation. The premises also benefits from a large car park to the front and side access to the workshops for larger vehicles.

The specification includes gas central heating, fire alarm and fluorescent strip lighting.

Area	SqFt	SqM
GF Office	857	79.62
FF Office	857	79.62
GF Workshop	3,466	321.99
FF Workshop/Stores	3,032	281.67
Total Floor Area	8,212	762.89



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TERMS

The property is available on the basis of a freehold sale with full vacant possession.

ASKING PRICE / RENT

£650,000 offers in excess of / On Application

EPC

Energy Performance Rating D-76. Certificate available on request.

BUSINESS RATES

Rateable Value £35,750 obtained from the Valuation Office Rating List.

Please note that the Rateable Value will rise to £43,000 from 1 April 2026.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Ground Floor

First Floor

