

5-11 Tower Street

Birmingham, B19 3RR

SHEPHERD
COMMERCIAL



FOR SALE

14,216 SQ FT
(1,320.71 SQ M)

**OFFERS IN THE REGION OF £925,000
PRODUCING £80,000 PER ANNUM**

For Sale industrial
investment producing
£80,000 per annum

- Well located for Birmingham inner ring road
- Close to Midlands motorway complex via Spaghetti Junction
- Multi-tenanted property

01564 778890
www.shepcom.com

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Summary

Available Size	14,216 sq ft / 1,320.71 sq m
Price	Offers in the region of £925,000 Producing £80,000 per annum
Estate Charge	N/A
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A range of buildings having two road frontages fronting Tower Street and Hospital Street. The buildings are part two storey and part single storey.

There is a large open yard off the Hospital Street frontage. The buildings stand back from the Tower Street frontage behind forecourt parking.

Location

The premises are located on the northern side of Tower Street close to the junction with Hospital Street in the Newtown district of Birmingham approximately half a mile north of Birmingham City Centre. Tower Street runs due west off Summer Lane and is within an established industrial locality.

Tenure

Freehold subject to 3 Occupational Leases

Rating Assessment

The rateable value is £30,500.00.

Services

We understand that all mains services are connected.

Tenancy Details

The ground and first floors totalling 9,676 sq ft are let to Quantum Precision Engineering Ltd at a

rental of £36,000.00 per annum.

The ground floor workshop of 2,484 sq ft is let to Maywick at a rental of £24,000.00 per annum.

Rear ground floor workshop of 2,056 sq ft is let to Apex Business Supply Ltd at a rental of £20,000 per annum.

The net rental received is £80,000.00 per annum.

New leases of 5 year terms on the equivalent of a FRI basis.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Viewing

Strictly by appointment with the Agents, Shepherd Commercial.

