



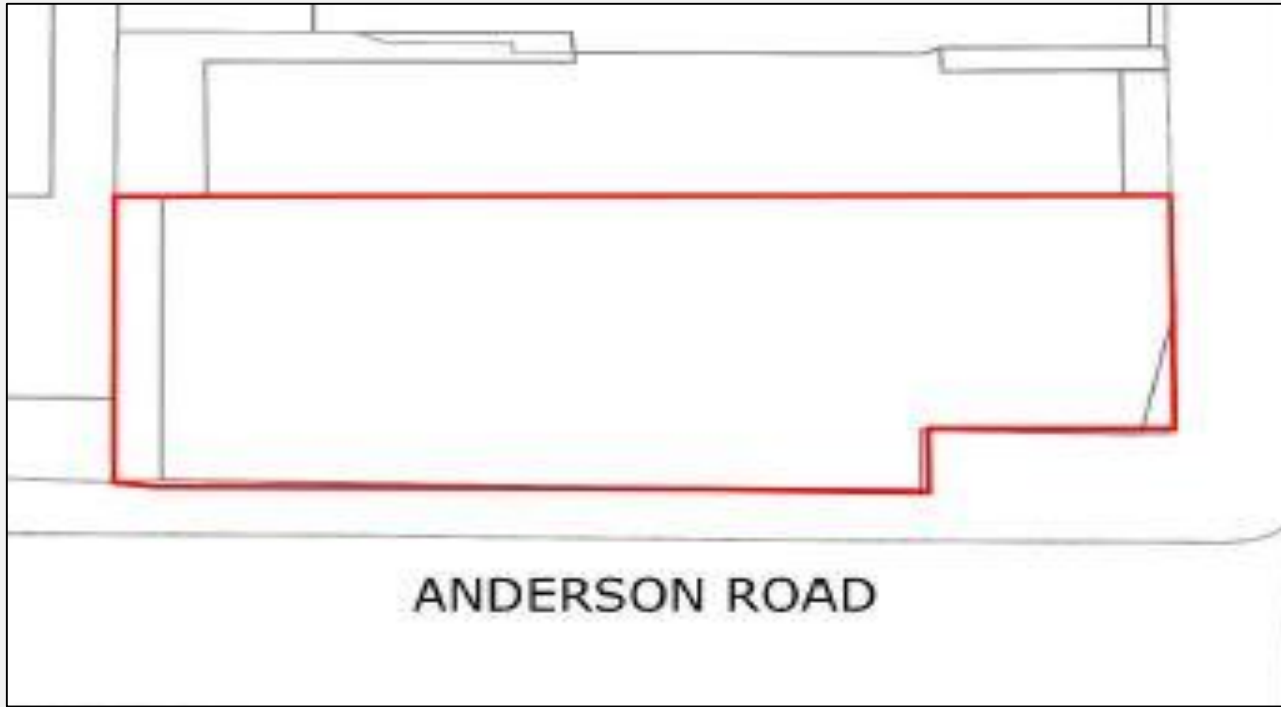
570 – 572 BEARWOOD ROAD

SMETHWICK, B66 4BS

FOR SALE

9,171 SQ FT (852 SQ M)

DEVELOPMENT OPPORTUNITY



ANDERSON ROAD

LOCATION

The site is situated on Bearwood Road (A4030) in the Bearwood area of Smethwick. It provides direct access to the A456 Hagley Road. Junction 2 of the M5 Motorway is approximately 2 miles to the west, providing access to the national motorway network. Smethwick Rolfe Street Railway Station is located approximately 1.5 miles to the north-east, offering regular rail services. Birmingham City Centre is located approximately 3 miles to the east.

CONNECTIVITY

A456

HAGLEY ROAD

2 mi

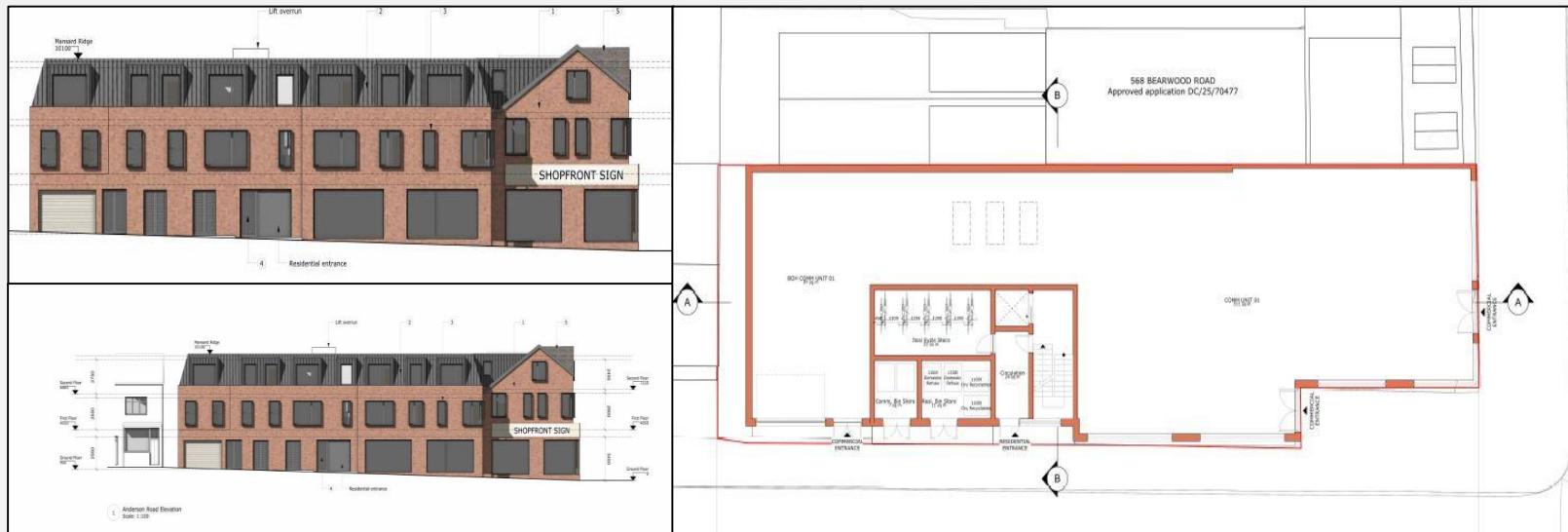
M5 JUNCTION 2

1.5 mi

SMETHWICK ROLFE STREET STATION

3 mi

BIRMINGHAM CITY CENTRE



DESCRIPTION

The site was formerly a mixed-use commercial building which was subject to a fire. The building has now been demolished and is now a cleared site.

SPECIFICATION

- Cleared redevelopment site
- Planning granted: mixed-use scheme
- Proposed commercial unit approx. 5,382 SQ FT
- 9 self-contained flats proposed

PLANNING

The planning has been granted for a 3-storey mixed use building comprising of a ground floor commercial unit measuring approximately 5,382 sq ft and 9 self-contained residential flats at first and second floor level.

Interested parties should contact Sandwell Metropolitan Borough Council on 0121 569 4054.

SERVICES

Details to be confirmed.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The freehold interest is available at a quoting price of £800,000 subject to contract.

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

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

For further information or to arrange a viewing please contact the sole agent.



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