

BULLEYS

CHARTERED SURVEYORS



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THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

COMMERCIAL INVESTMENT OPPORTUNITY

**8,681 sq ft
(806.42 sq m)**



141 TAT BANK ROAD, OLDBURY, B69 4NH



- ◆ Income producing opportunity.
- ◆ Self contained gated site.
- ◆ High profile distribution and industrial location.
- ◆ Prominent position overlooking Tat Bank Road.
- ◆ 1 mile from Junction 2 of M5.
- ◆ Asset management opportunities

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LOCATION

Tat Bank Road is located within 1 mile of Junction 2 of the M5 Motorway and 2 miles from Junction 1 of the M5, providing connectivity to Birmingham, the Black Country and beyond.

Langley Green Train Station is within walking distance of the subject premises, which provides direct rail access into Birmingham City Centre and the wider West Midlands.

The property is within close proximity to Oldbury and West Bromwich Town Centres, with Birmingham City Centre approximately 5 miles South-East.

DESCRIPTION

The property comprises a detached L-shaped office/workshop building which sits in a prominent position overlooking Tat Bank Road. This building has been subjected to a thorough refurbishment and comprises of double glazed windows, painted and plastered walls and carpeted flooring on solid floors, which sits beneath suspended ceilings with inset lighting.

The WCs and kitchenette facilities have been comprehensively refurbished internally and the premises benefit from a comprehensive CCTV system (not tested). The property further provides electric fob door access, an intruder alarm (not tested) and gas fired central heating throughout.

At the rear of the main L-shaped building is a commercial unit with flat roof, which currently consists of a fully fitted kitchen occupied by a catering firm. This rear section is connected to the main L-shaped unit by link-block and provides a single storey rendered brick, double glazed workshop unit.

Within the yard area is a further detached workshop/storage building of single storey timber frame with flat steel clad roof. Both units provide roller shutter door access with loading areas.

The premises comprise a self-contained gated commercial site, extending to an approximate site area of 0.37 acres.

ACCOMMODATION

The property provides the following approximate gross internal areas:

	sq ft	sq m
Principal Building:	6,989	649.25
Workshop/Store:	785	72.91
Catering Unit:	907	84.26
Total:	8,681	806.42

PURCHASE PRICE

Please contact the agents for full details.

TENURE

We are advised that the property is available on a freehold basis.

Interested parties are advised to check this position with their advisors/contractors.

SERVICES

We understand that the property has mains water, electric, gas and water.

Interested parties are advised to check this position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries.

TENANCY DETAILS

Principal building and workshop:

Let to HIANA (Hope in a New Age), for 5 years, from 21 October 2021, at a rent of £32,000 per annum.

Catering unit:

Let to Curtis Catering Limited, for 5 years, from an unspecified date in 2021, at a rent of £7,200 per annum.

The total net rental income is, therefore, £39,200 per annum.

The occupiers may wish to extend their tenancies on new lease terms. Please contact the agents for full details.

RATES

Interested parties are advised to check their specific rates liability with the Local Authority Sandwell Council.

VAT

VAT is not applicable on the purchase price.

LEGAL COSTS

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

EPC

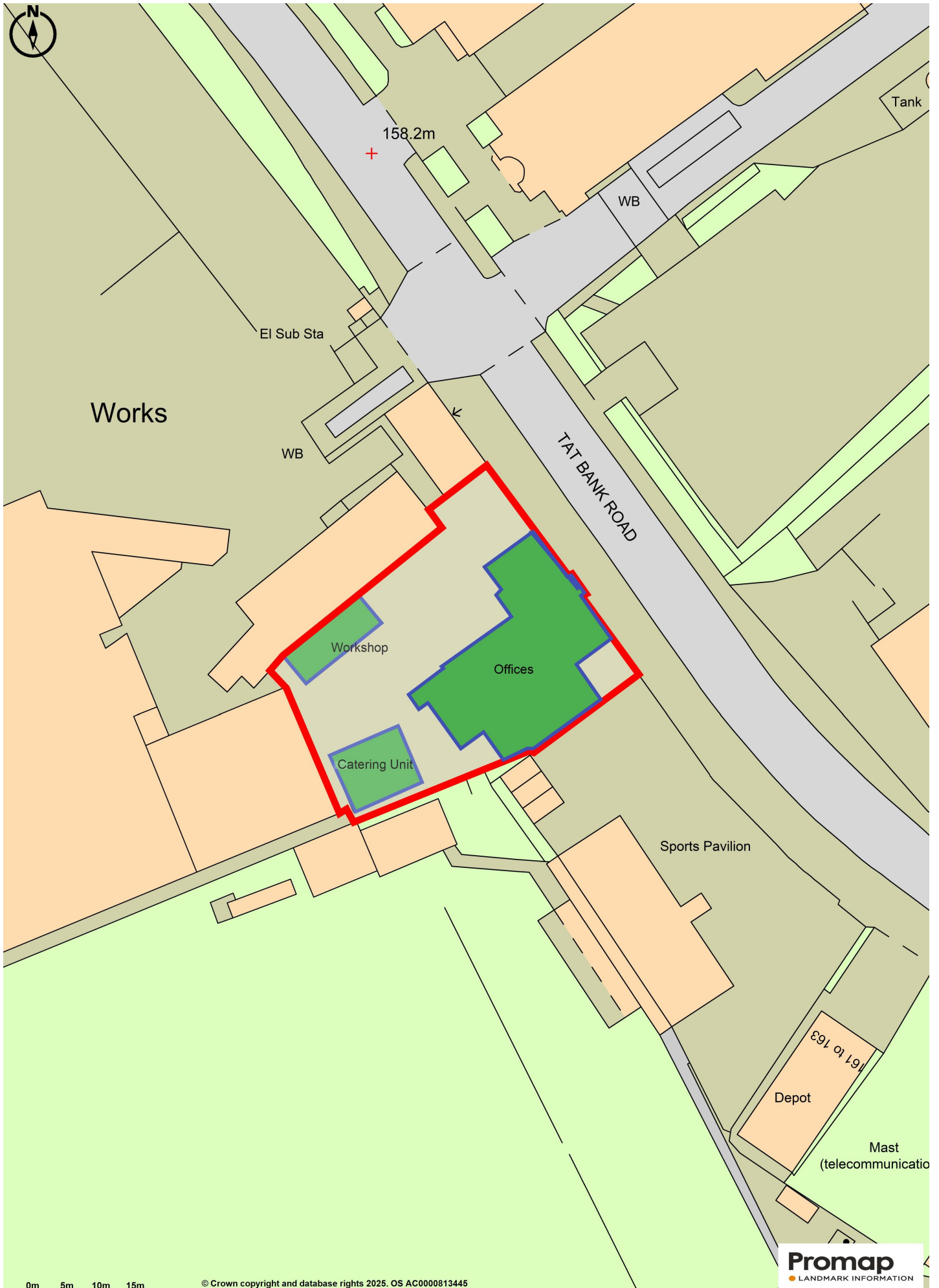
Please contact the Agents for full details.

WEBSITE

A virtual tour, together with aerial photography and further information is available at: bulleys.co.uk/141tatbankroad

VIEWING

Strictly by prior appointment with the sole agent, Bulleys, at their Oldbury office on: 0121-544-2121.



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

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