



FOR SALE



Prime Industrial Unit / Showroom & Yard
Potential for Redevelopment - Subject to Planning Consent

252 Wheelwright Road, Birmingham, B24 8DT

OFFERS BASED ON:
£550,000

KEY FEATURES

Showroom /Office/ Workshop and Yard Premises.

Prime location offering excellent accessibility.

An array of local amenities and public transport.

Suitable for various business uses, combining office and industrial space.

4,222 sq. ft. (392.22 sq. m) warehouse with direct roller shutter access and 3 phase power.

Rear yard with excellent redevelopment potential (subject to planning).

GUIDE PRICE

Offers based on £550,000 for the freehold interest.



LOCATION

The property is strategically located on Wheelwright Road at its junction with Tyburn Road (A38), in the Erdington area of Birmingham. This prime position offers excellent accessibility.

Tyburn Road serves as a key arterial route into Birmingham City Centre, situated just 4 miles southwest of the property. The location also benefits from great transport links, with convenient access to Junction 5 (southbound) and Junction 6 (northbound) of the M6 motorway.

Additionally, the area boasts a dynamic business environment, supported by a mix of local amenities and public transport options, making it an ideal hub for employees and clients.

DESCRIPTION

The property provides a versatile layout suitable for a variety of business uses. The ground floor which is currently used for light assembly/manufacturing includes a warehouse/storage area with loading access via a roller shutter to a side street, ensuring convenient loading and unloading directly into the warehouse. Further, there is separate toilet and shower facilities accessed from the warehouse area. At the rear of the showroom is an office, kitchen/pantry and washrooms with showers.

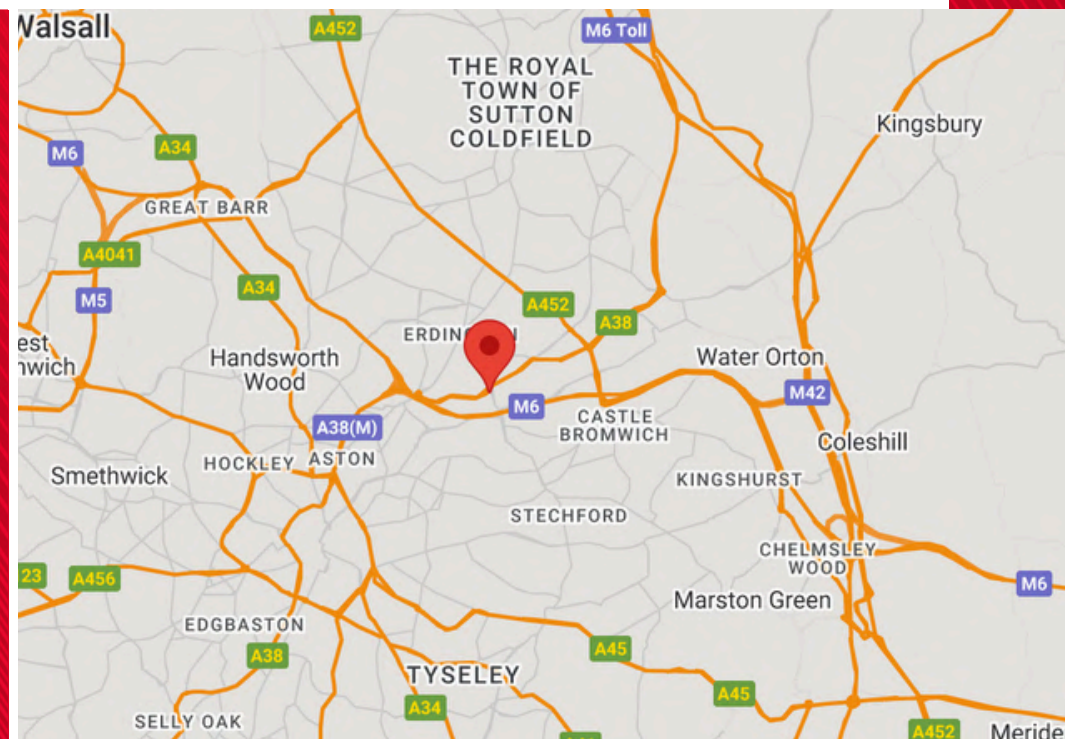
The first floor features a showroom and offices, offering ample space for client-facing activities and administrative services. To the rear, there is a substantial yard currently used for vehicle maintenance, which could easily be cleared and utilised for additional storage or, subject to planning, repurposed for other uses or redevelopment as a whole.

With its current layout and prominent location, the property offers an ideal base for businesses, with significant potential for future development subject to planning.

The ground floor benefits from gas central heating and 3 phase power whilst the upper showroom and office has AC heating.

Additionally, there is an existing wrap around glass shopfront that can be exposed and reintroduced for future use.

Externally, there is a large rear yard with additional gated access from Canal Lane. The yard extends to 0.212 acre.



ACCOMMODATION

| DESCRIPTION | SQ.FT. | SQ.M. |
|--------------------------------|--------------|---------------|
| First Floor Office/Storage | 1,943 | 180.47 |
| Ground Floor Warehouse/Storage | 2,279 | 211.75 |
| TOTAL: | 4,222 | 392.22 |

SITE AREA

Yard - 0.212 acre.
Total site coverage - 0.289 acre

VAT

We are advised that VAT is not applicable.

EPC

Available upon request.

TENURE

Freehold.

LEGAL COSTS

Each party are responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

GUIDE PRICE

Offers are invited on £550,000 for the freehold interest.



CONTACTS

George Bassi

07950 408 353

georgebassi@bondwolfe.com

Birmingham Office

0121 525 0600

agency@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.