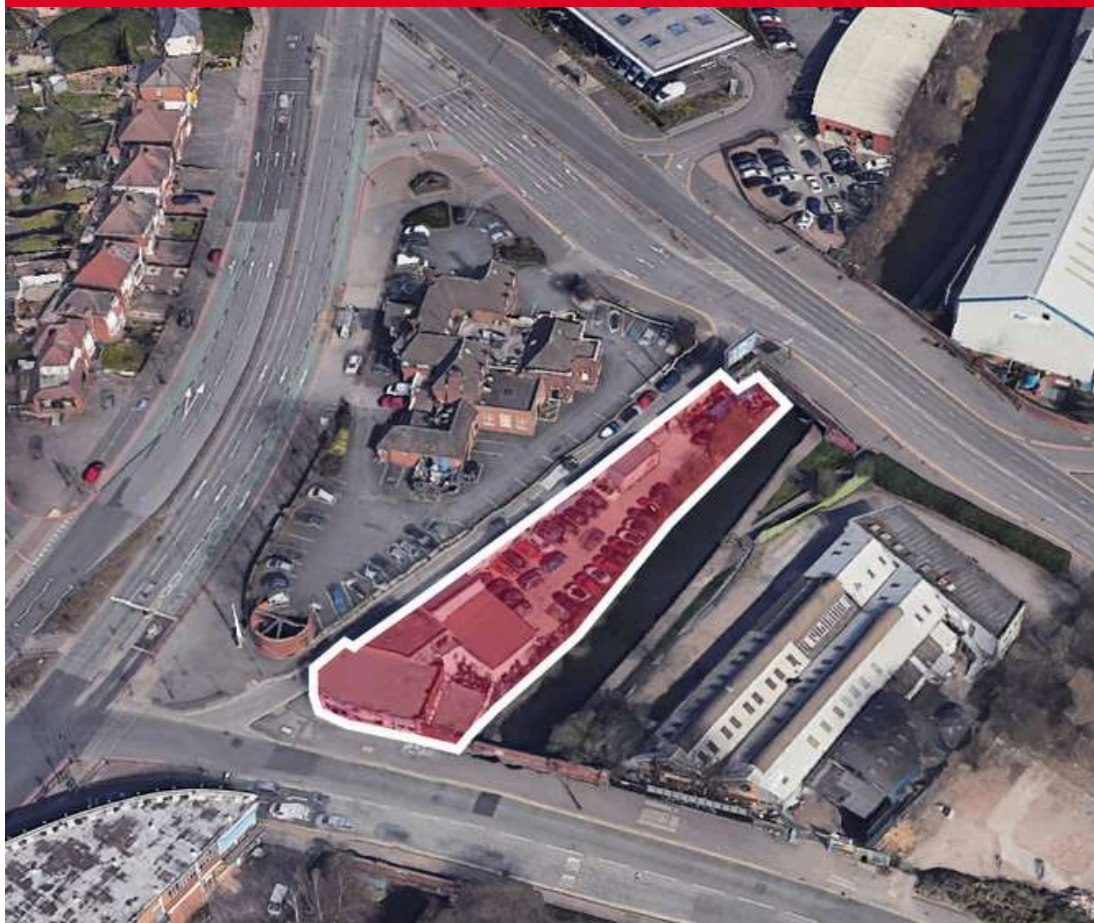




# FOR SALE



**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

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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.

Freehold Commercial Investment currently producing £38,000

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

## GUIDE PRICE

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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.

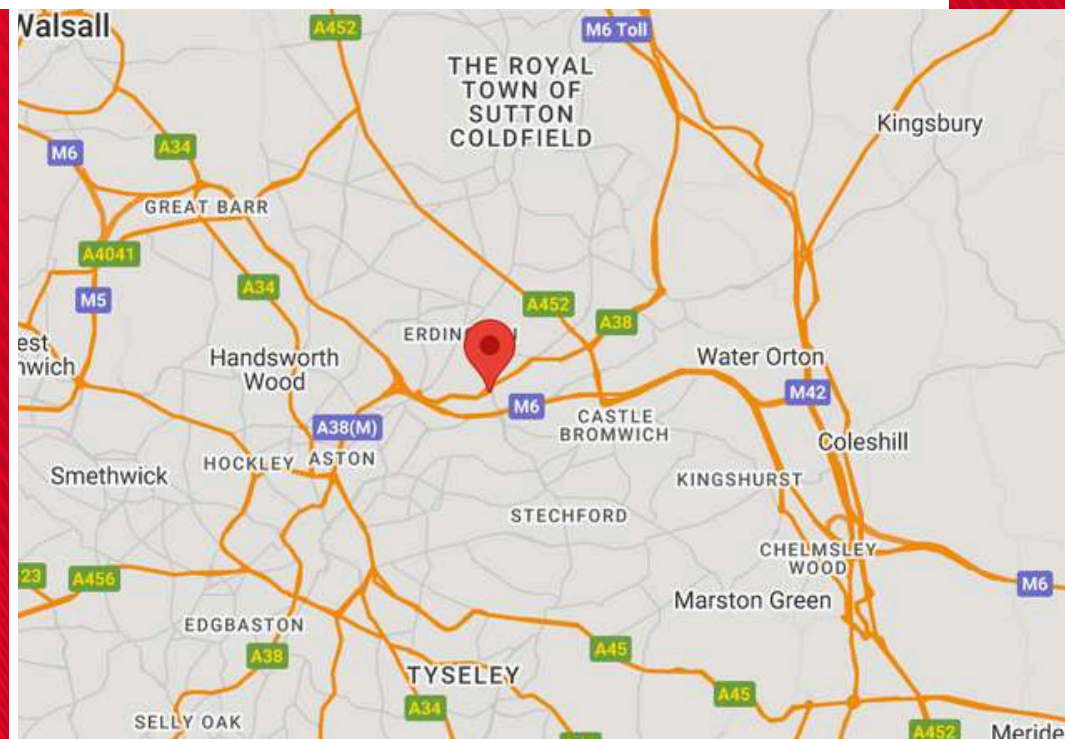
The first floor features a showroom and offices, offering ample space for client-facing activities and administrative services. To the rear, there is a substantial yard currently used for vehicle maintenance, which could easily be cleared and utilised for additional storage or, subject to planning, repurposed 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
<b>TOTAL:</b>	<b>4,222</b>	<b>392.22</b>

## 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

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