

For Sale

Unit 2, 45-47 Conybere Street, Highgate, Birmingham, B12 0YL

A Freehold vacant industrial warehouse with yard and parking

Highlights

- ▶ Prominent location just off Belgrave Middleway
- ▶ 6,822 sq. ft. (634 sq m) over ground and mezzanine floors
- ▶ Yard and parking for circa 15 vehicles (approx 4,500 sq.ft)
- ▶ Site area - approx. 0.37 acre
- ▶ HGV front access
- ▶ Three phase electric
- ▶ Gated compound

Offers based on £1,000,000



Location

The property is located on Conybere Street in the Highgate and Digbeth area of Birmingham approximately 1.3 miles from Birmingham City Centre. The property can be accessed from the A4540 inner ring road at Belgrave Middleway and occupies a prominent site within a mixed commercial/residential location. Conybere Street links Gooch Street and Upper Highgate Street. The region benefits from excellent communicational links, served by the M6, M5, M40, M42 & M54 Motorways.



Description

The property comprises a single storey warehouse of steel portal construction with brick infill. There is loading access via a full height roller shutter fronting the enclosed yard and parking, with pedestrian access to the side. Externally there is a gated yard and car parking. We are advised that the property benefits from three phase electricity. In all, the property sits on a site of approximately 0.37 acre.



Accommodation

Demise	Sq ft	Sq m
Ground	6,390	593.86
Mezzanine	432	40.14
Total	6,822	634

Further Information

EPC

Current Rating B.

Business Rates

All interested parties with regards to business rates are advised to make their own enquiries to the local authority.

Price

Offers based on £1,000,000 are sought for the Freehold interest, with vacant possession.

Tenure

Freehold.

External

Yard and Parking for circa 15 vehicles (approximately 4,500 sq. ft.)

Legal Costs

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

VAT

We have been advised that VAT is not applicable in this transaction.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing or request further information, please contact:

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