



**LARGE
WAREHOUSE
(PART RETAIL)
FOR SALE OR
TO LET**

**311 MIDDLEMORE ROAD
HANDSWORTH, B21 0AL**

LOCATION

The former Hughes Electrical Retail and Distribution Centre is very prominently located at the junction of Middlemore Road and Holyhead Road opposite the Albion Trading Park. The area is predominantly retail and light industrial. Other occupiers of note include **West Bromwich Albion, The Range, Wicks, and Halfords.**

ACCOMMODATION

The premises comprise the following approximate dimensions and areas:-

Warehouse	16,977 sq ft	1,577 sq m
Retail	6,875 sq ft	638 sq m
Offices	<u>1,354 sq ft</u>	<u>125 sq m</u>
Total Ground Floor	25,206 sq ft	2,341 sq m
Mezzanine storage	6,746 sq ft	626 sq m
1 st Floor Office/Stock	7,689 sq ft	714 sq m
Site Area: -	0.93 acre	(0.37 ha)

TENURE

The property is being offered for sale freehold with vacant possession and offers are invited in excess of £1,000,000.

Alternatively the property is available on a new full repairing and insuring lease for a length of term to be agreed. Rental offers invited.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £118,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

PLANNING

We have made verbal enquiries of Birmingham City Council and understand there is no planning application or development proposals likely to affect the property in the foreseeable future. The planning as existing will be a combination of A1, B1 and B8. Interested parties should make their own enquiries of the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Mob: 07774 781 381
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Rowley Hughes Thompson

Contact: Ian Hughes
Tel: 0121 212 7802
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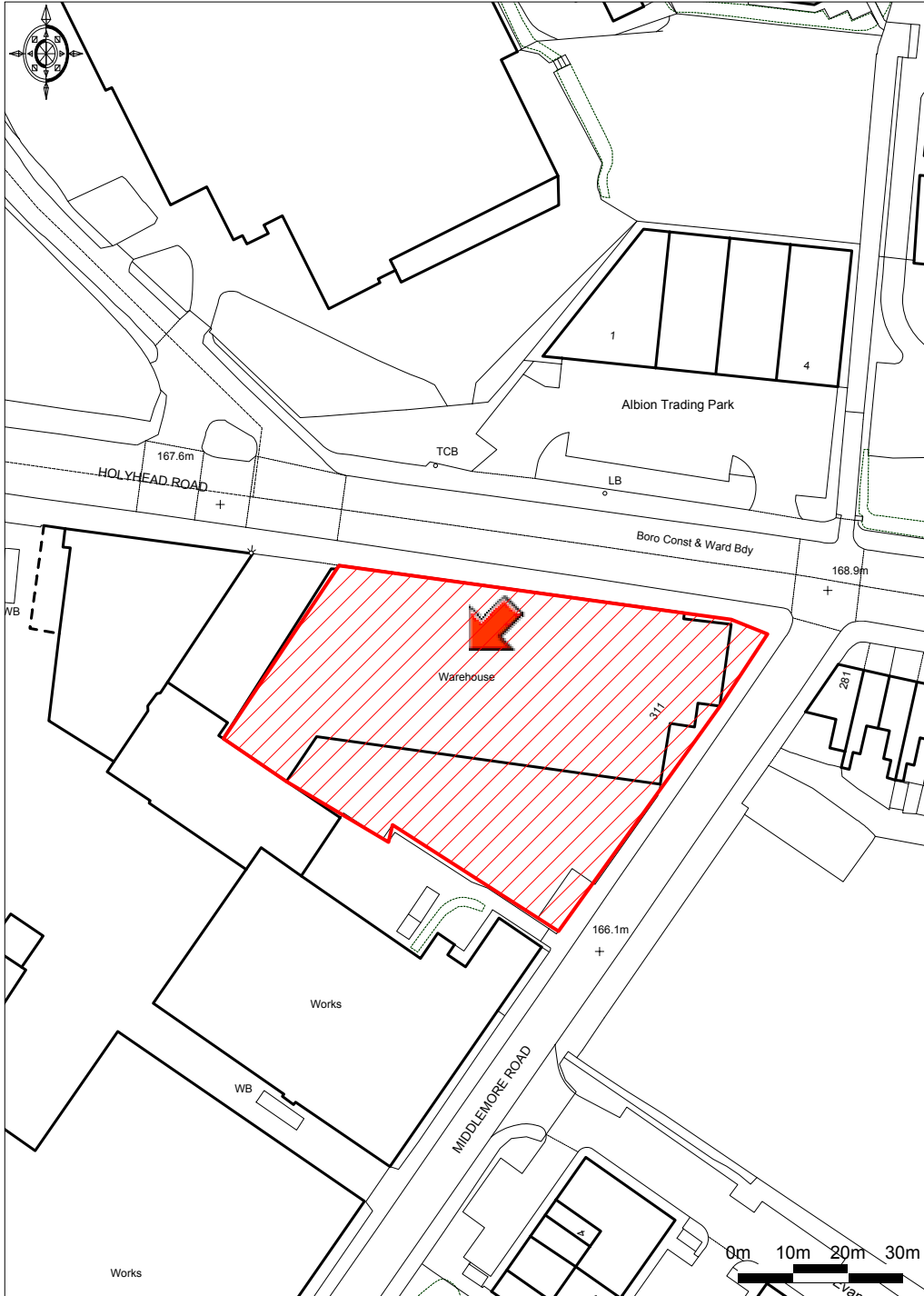
SUBJECT TO CONTRACT

June 2019

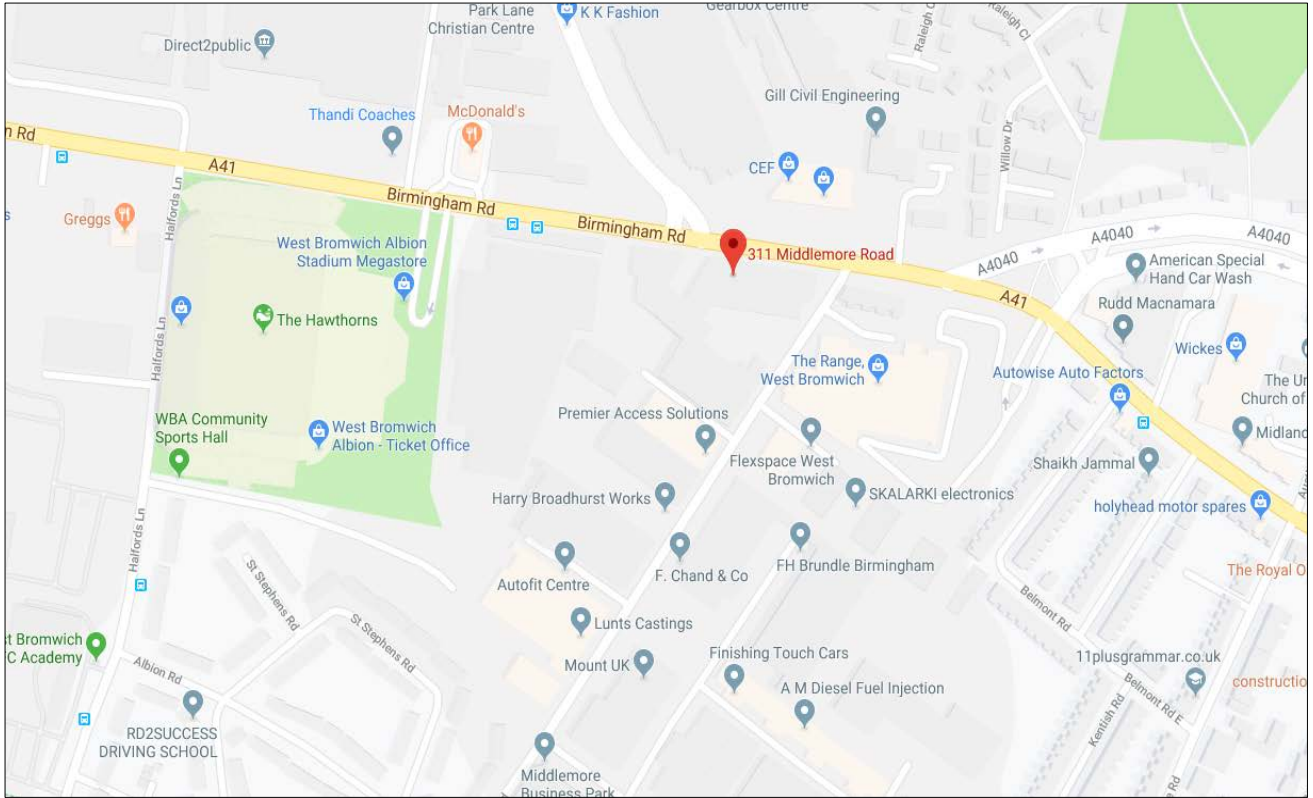
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RETAIL

311 Middlemore Road
Handsworth



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Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.