



Unit 2 Nursery Road

Hockley, Birmingham, B19 2XN

£7,188 Per Annum



894.00 sq ft

A ground floor workshop/storage unit situated within the Nursery Road Workshops, a substantial building which has been converted to provide 38 commercial units arranged around a central courtyard. Flexible lease terms to suit a range of uses and businesses.



TYPICAL UNIT AT NURSERY ROAD WORKSHOPS



Description

Unit 2 is an 894 Sq ft ground floor unit set within a substantial building which has been converted to provide a total of 38 commercial units arranged around a central courtyard. Access into the courtyard is off Nursery Road with each unit providing self-contained accommodation suitable for a variety of uses.

Location

Situated along Nursery Road in the Hockley area of Birmingham approximately 1.5 miles from Birmingham City Centre and within close proximity to Hockley Circus and being situated outside of the Clean Air Zone.

The location has excellent access to the national motorway network at J1 of the M5 Motorway some 4 miles to the west and J6 of the M6 located only 5 miles distant via the A38 (M).

Accommodation

Ground Floor Unit: 894 Sq ft (83.1 Sq m)

Services

Mains Electric is available and is metered via a sub meter. Shared on-site WC facilities are provided within the building.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

*** ZERO RATES APPLICABLE ***

The VOA website advises the rateable value for 2023 to present is £4,350. The standard non-domestic business rates multiplier is 54.6p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

A new lease on new terms to be agreed for a preferred term of 3 years or more however Tenant break options will be considered.

Rent: £599 a month

Service Charge (current year): £77 per month

Insurance (current year) - £19.74 per month

EPC

Energy Performance Certificate number and rating is E (115).

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs

Each party is responsible for their own legal costs in respect of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com