



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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311 MIDDLEMORE ROAD, HANDSWORTH, B21 0AL - LARGE WAREHOUSE WITH RETAIL ATTACHED WITH EXTENSIVE FRONTAGE TO HOLLYHEAD ROAD - CLOSE TO WEST BROMWICH ALBION FOOTBALL GROUND – FREEHOLD OR TO LET

Location

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

Accommodation

The property comprises retail facing onto Holyhead Road with a large Warehouse to the rear together with a large yard accessed from Middlemore Road which provides both loading and unloading access to the warehouse and staff and customer car parking. Approximately 35% of the warehouse has mezzanine and there are fully fitted offices and a stock area at first level above the retail accommodation.

The property has the following approximate areas calculated on gross internal basis.

Warehouse	16,977 sq ft
Mezzanine	6,746 sq ft
Ground Floor Offices	1,354 sq ft
Sales	6875 sq ft
Total Ground Floor Area Ex. Mezzanine	26,560 sq ft
First Floor Offices/Stock	7,689 sq ft

The property has an eaves height of 22' 3" 6.8 meters.

The property is on .93 of an acre (.37 hectare).

Lease

The property will be available by way of a new lease for a term of years to be agreed.

Rental

Offers invited.

Freehold

Offers invited over £1 million

Rating Assessment

Rateable Value (2017) £118,000

Planning

We have made verbal enquires of Birmingham City Council and understand there is no planning applications or development proposals which are 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.

EPC Rating

The Property has a B rating copy of Certificate available on request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Contact Joint Agents:-

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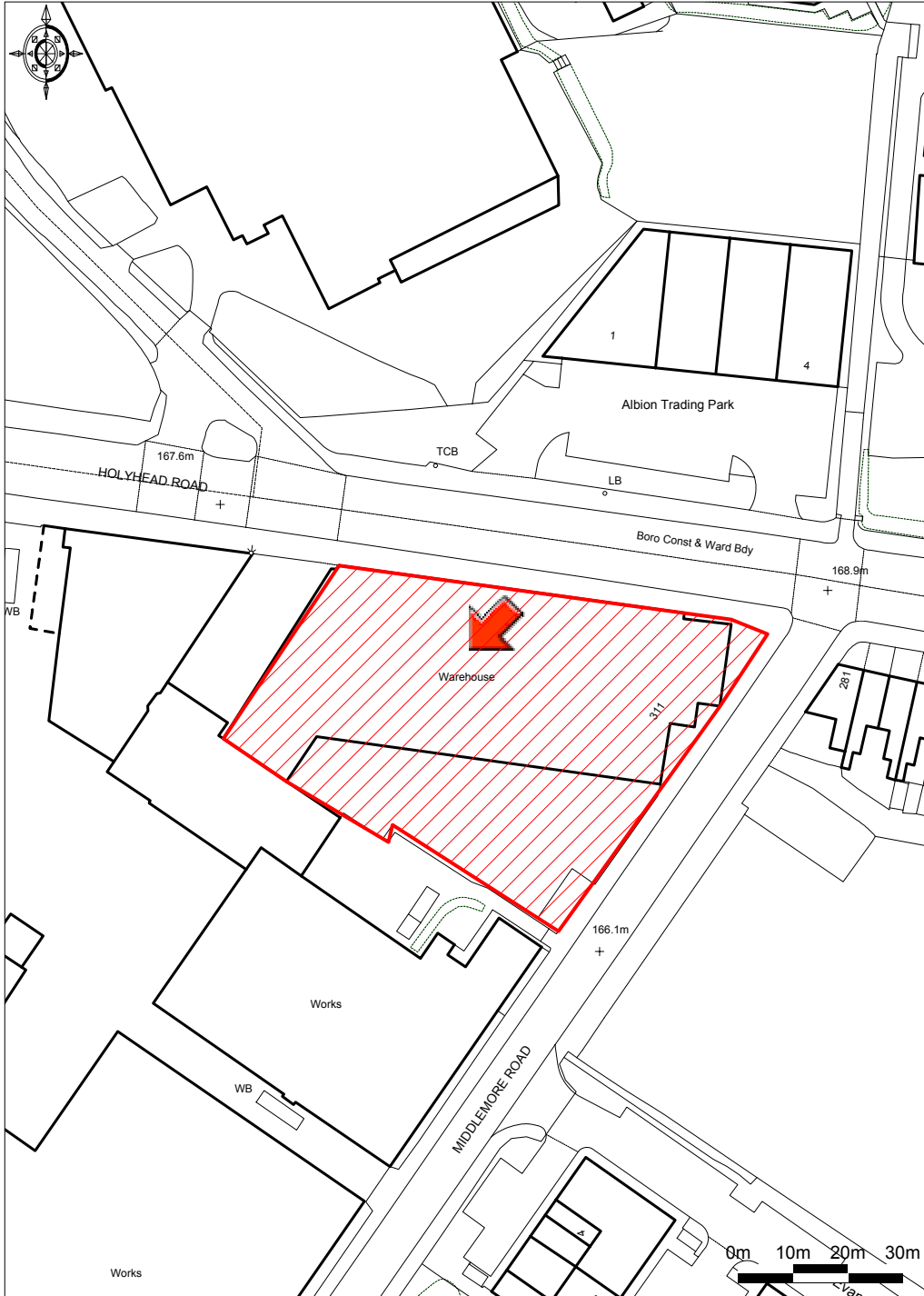
Date prepared: June 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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Location Plan



311 Middlemore Road
Handsworth



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