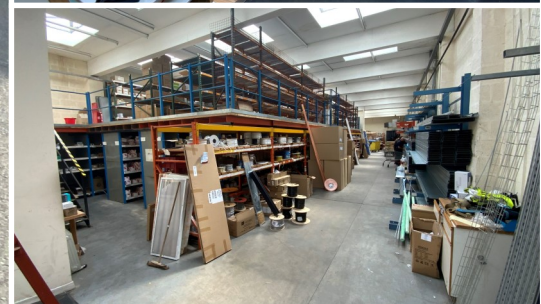
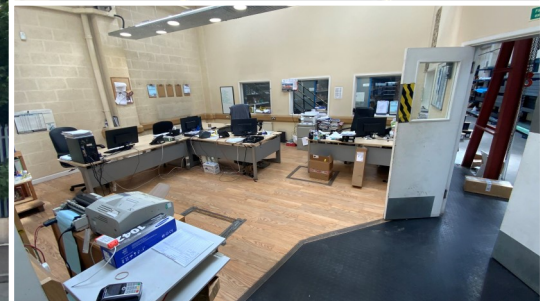


13 Aston Road, Birmingham  
B6 4DT

Trade Counter Premises

for sale



Offers in excess  
of £650,000

- Prominent trade counter premises
- Excellent communication links. Only 2.5 miles from Junction 6 of the M6 motorway
- Benefits office and welfare facilities

**PARKINSON**  
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

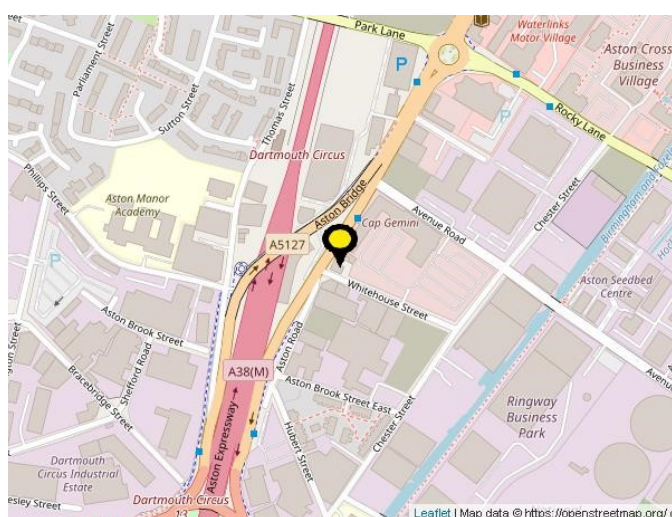
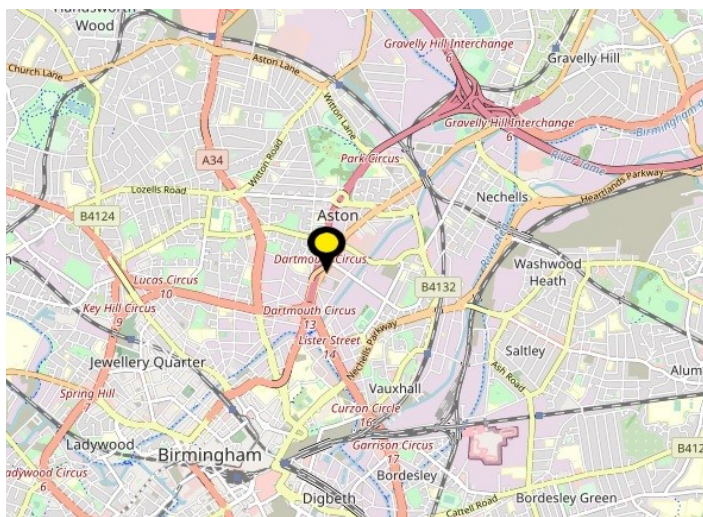
01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)



**RICS**

the mark of  
property  
professionalism  
worldwide



## Location

The property occupies a prominent position being situated fronting the (A5127) Aston Road, adjacent with the fly over linking with Dartmouth Circus, and the A38(M) Aston Expressway.

This convenient location is sited just outside of Birmingham's new clean air zone and provides excellent communication links with Dartmouth Circus, the A38(M) and the inner ring road.

Birmingham City Centre is less than 2 miles from the property with Junction 6 of the M6 Motorway being only 2.5 miles to the north via the Lichfield Road (A5127).

## Description

The property comprises of a prominent trade counter warehouse of masonry construction with flat roof over incorporating roof lights.

Benefits include three phase power, level loading roller shutter door, ground floor trade counter, offices at ground and first floor level, WC and kitchen facilities.

Externally the property benefits from parking to the street at the fore. The local roads provide additional on-street car parking.

## Services

We understand that all main services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends all interested parties to carry out their own investigations.

## Accommodation

GIA 8,221 ft<sup>2</sup> (763.75 M<sup>2</sup>) Mezzanine of 1,400 ft<sup>2</sup> (130.06 M<sup>2</sup>) approximately.

## Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£33,000	£16,896 p.a.

## Tenure

We understand the property will be sold with a freehold title

## Price

We are seeking offers in excess of £650,000 for the valuable freehold interest, subject to contract.

## Planning

We understand that the property has consent under use classes B2 (General Industrial) and B8 (Storage and Distribution).

## Legal costs

Both parties to bear the cost of their own legal and surveyors fees incurred during the transaction.

## VAT

We understand VAT is payable on the purchase price.

## Enquiries & Viewings

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

Or joint Agents  
Savills  
Tel: 0121 638 0500

## Subject to contract

July 2021 Ref: AG0588

**PARKINSON**  
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)

### Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



**RICS**

the mark of  
property  
professionalism  
worldwide