For Sale

26-27 Marshall Street
Birmingham
B1 1LE

January 2016

• Industrial property with development potential (subject to planning)
• Existing industrial property extends to 4,588 sq ft (426 sq m)
• Convenient Birmingham City Centre location
• Long leasehold sale with term of 125 years
• Situated in a mixed residential and commercial area
• Unconditional and conditional offers invited
**Location**
The property is located within the Ladywood ward in Birmingham City Centre approximately 1 mile from the city core. The area has excellent access links to the A38 which provides access to the M5, M6 and wider motorway network.

The property benefits from direct access to the city centre transport hubs to include New Street Station approximately 0.5 miles. Snow Hill Station, 1.5 miles away and Moor Street Station 0.7 miles from the property. Birmingham New Street provides a regular service to London Euston which takes approximately 1 hour and 20 minutes.

The site is located in a mixed use area, with recently constructed residential and commercial developments. The property is located adjacent to the high end residential development known as Concord House. The Mailbox is located approximately 0.3 miles from the property and comprises a luxury shopping centre with high end designer stores, restaurants and hotel. The Peace Gardens are located approximately 0.1 miles from the property providing a public space for local residents.

We identify our understanding of the site boundaries on the Ordnance Survey plan attached.

**Description**
The total building area equates to 4,588 sq. ft (426 sq m).

The property comprises a two storey terraced industrial building with a pitched slate roof. The building has previously been used for storage and manufacturing purposes in recent times but is now vacant.

The property benefits from access to Marshall Street with on street parking available outside of the property.

The adjoining property immediately adjacent to the northern boundary has been demolished. The area has been cleared and is now used for car parking.

**Tenure**
The property is available on a long leasehold basis for a term of 125 years.

The property is sold subject to all third party rights, easements, statutory designations currently passing and purchasers must make their own enquire in this regard.

Vacant possession can be provided on sale completion.

**Planning**
We understand that the existing building is not listed and there are no recent planning permissions of significance at the property. The site has potential for redevelopment, subject to planning permission being granted.

The site falls under the Birmingham City Council. The site has no formal allocation or planning consent for alternative uses of the property. Planning enquiries should be directed to Birmingham City Council planning department (0121 303 1115).

**Services**
We understand the existing building is connected to mains water, gas, electricity and drainage.

Prospective purchasers seeking to or considering alternative uses for the property must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities of the property.
Viewing
Viewing can be carried out by roadside inspection. No attempt should be made to gain unaccompanied access to the site without prior appointment with Bilfinger GVA.

Please contact Bilfinger GVA to arrange an appointment to view.

Basis of Offers and VAT
The Vendor wishes to dispose of the long leasehold (with 125 year term) interest in the entire property and invite offers on an unconditional and conditional basis.

Interested parties submitting conditional offers will be required to demonstrate their ability to discharge any conditionality, together with detailed timescales.

Unconditional offers will be required to be supported with timescale for exchange, completion and satisfactory proof of funding.

All offers are to be exclusive of VAT which may apply. The Vendor reserves the right not to accept the highest offer or any offer received.

EPC
The Property EPC rating is G.

A full copy of the EPC and recommendations report is available by request.

For further information, please contact:

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Subject to Contract
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