

## TO LET Car Dealership

Aldridge Road, Perry Barr  
Birmingham B42 2SP



### Contact

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## Location

The property is located on the east side of Aldridge Road (A453). Adjacent is a Travelodge and Wickes. The site is close to The Alexander Stadium.

Birmingham City Centre is approximately 4.5 miles to the south and M6 junction 6 is 3 miles away.

## Description

The premises comprise a single storey car dealership comprising showroom, workshop, parts department and ancillary offices and toilets. Externally there is a display area for about 30 cars together with marked parking for a further 30 cars and an external wash down area.

## Tenure

The property is offered on a new full repairing lease.

Rent on request.

## Energy Performance Certificate

TBC

## Business Rates

We are advised that the rateable value for the property is £87,000

Interested parties are advised to make their own enquiries to the Local Authority regarding the rates liability and any rates relief that may be available. Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VAT

VAT will be payable on the rent.

## Viewing

Strictly by appointment through the sole agent, Rapleys.

Convenient for Birmingham City Centre and M6

Purpose built dealership

Prominent frontage





### Accommodation

The property comprises the following approximate floor areas.

	Sq m	Sq ft
Showroom, offices & ancillary	229.7	2,472
Workshop, parts & ancillary	321.3	3,455
Mezzanine	21.8	235
Total	572.8	6,162
	Hectare	Acre
<b>Total Site Area</b>	<b>0.3</b>	<b>0.73</b>

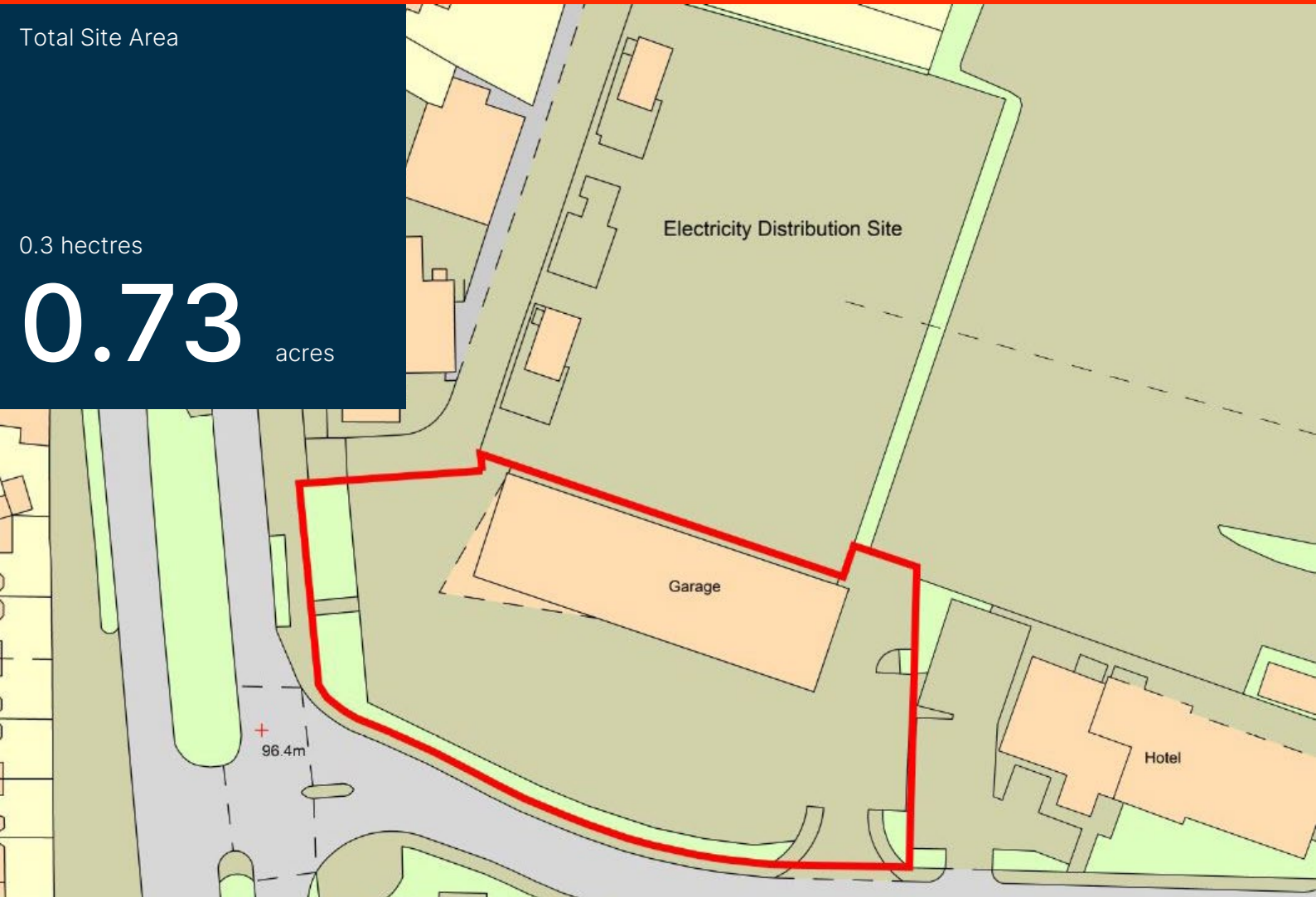
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

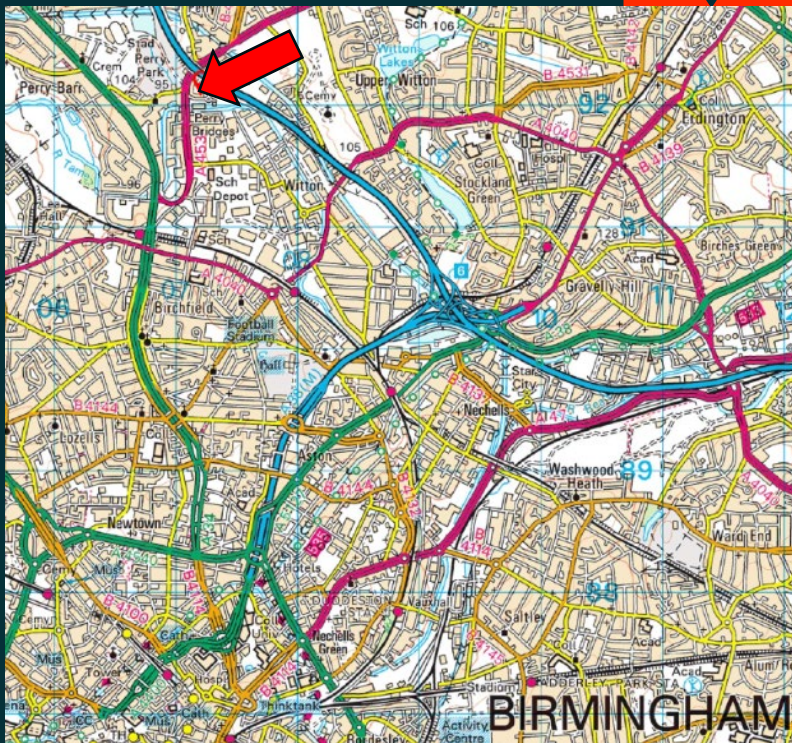


Total Site Area

0.3 hectares

**0.73** acres





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