



To Let – Prestige Car Dealership 110 Small Heath Highway, Birmingham B10 0BW

- Prominently located car dealership
- Close to Fiat, Citroen, Ibis, The Gym Group as well as several fast-food retailers
- Fronts the busy A45 Small Heath Highway

- Suitable for alternative uses subject to the necessary consents
- Available on a lease of up to 5 years

Viewing Day – 10th September 2026 between 10am and 12 Noon

Location

The premises are located on the A45 Small Heath Highway to the east of Birmingham City Centre.

The A45 is a busy route with circa 34,000 vehicles per day and the property is located on an island site with a railway line to the rear.

Due to the high level of passing trade and the accessibility of the site, the area is home to other motor dealers including Citroen, Fiat and BYD with Birmingham City Football Ground also nearby.

Description

The property consist of a purpose-built car dealership with a large external car park on site of circa 1.9 acres.

The building is of steel portal frame construction and provides a modern dealership facility finished to a high standard. It was previously occupied by Tesla.

The fully glazed showroom provides display for circa 6-8 vehicles with supporting offices at ground and first floor.

To the rear is a 4 bay workshop with parts storage space at ground floor that could be removed to provide additional workshop space. A storage mezzanine sites above the parts area.

Externally there is a recently constructed 2 bay valeting shed within the inner courtyard which provides parking for circa 20 vehicles.

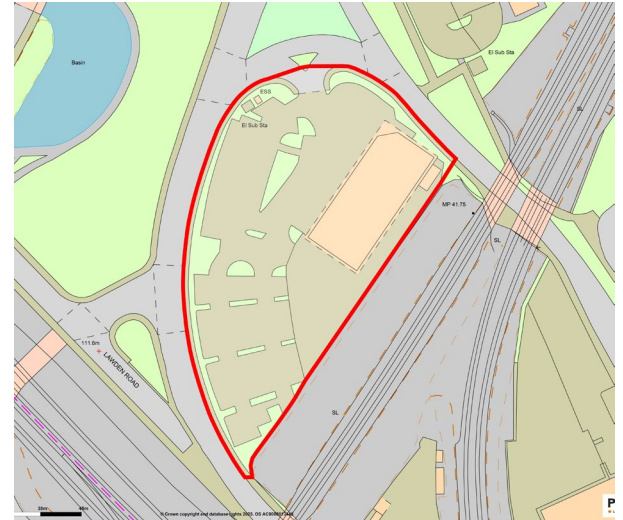
There is a large external car parking area that provides circa 75 parking spaces with a further area that has been used for public vehicle charging that could provide another 75 display spaces.

Energy Performance

Energy Performance Asset Rating: C

Proposed Rail Upgrade

The site sits within an area subject to probable Compulsory Purchase proceedings as part of the Midlands Rail Hub project. This is likely to come forward in the early 2030's.



Terms and Tenure

Available to let on a new lease of up to 5 years at £175,000 per annum.

Rating

The property is currently assessed with a Rateable Value of £228,000 from 1st April 2026

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).

Further information is also available at www.gov.uk/calculate-your-business-rates.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

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



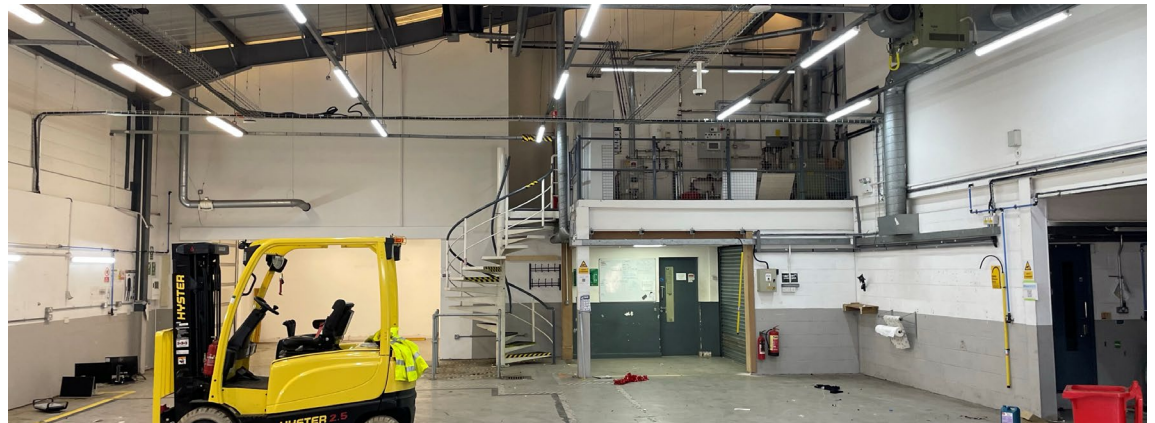
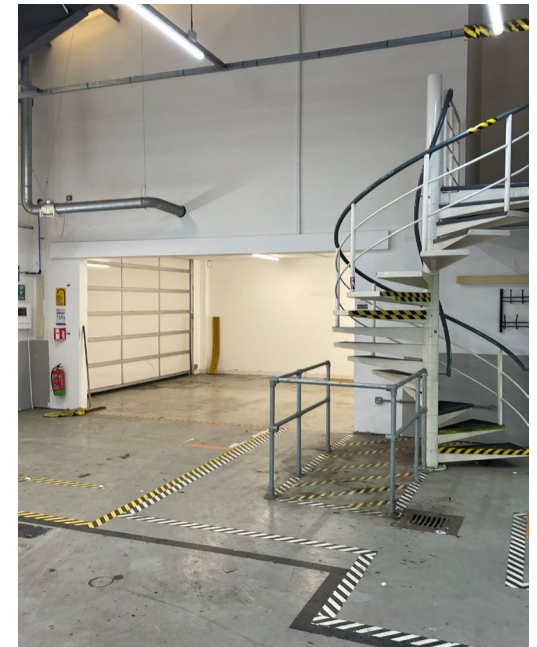
Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground Floor		
Showroom	320.49	3,455
Reception/Offices	156.67	1,686
WC's etc	14.11	152
Handover Bay	47.28	509
Parts/Workshop Offices	122.49	1,318
Workshop	235.67	2,537
Total	896.71	9,657

	Sq m	Sq ft
First Floor		
First Floor Offices	104.97	1,130
Kitchen	40.09	432
Mess/Ancillary	37.11	399
Store etc	142.51	1,534
Workshop Mezz	19.13	206
Total	343.81	3,701
Total Overall	1,240.52	13,358
	Hectare	Acre
Site Area	0.783	1.935

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.

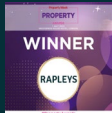


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