

TO LET Prestige Car Dealership

110 Small Heath Highway
Birmingham, B10 0BW

Key Information

- ❑ 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



Contact

Daniel Cook – 07795 660259
daniel.cook@rapleys.com

Mark Frostick – 07785 522958
Mark.frostick@rapleys.com

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 Rating

Energy Performance Asset Rating – TBC

Terms

Leasehold.

Tenure

The property is available by way of a new lease on terms to be agreed.

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
Valeting	93.49	1,006
Total	990.20	10,663

	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
Worksop Mezz	19.13	206
Total	343.81	3,701
Total Overall	1,334.01	14,364
	Hectares	Acres
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 net 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.



Rating

The property is currently assessed as a Car Showroom and Premises. We are advised that the Rateable Value for the property is £215,000.

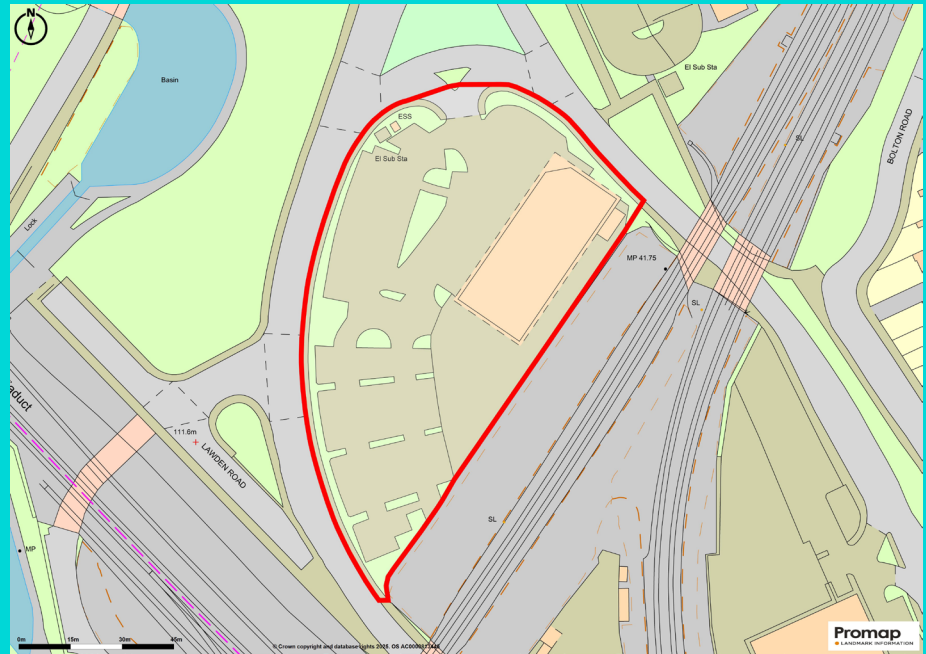
The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

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

Viewing

Strictly via the sole letting agent only.



For further details contact:
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rapleys.com
0370 777 6292

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