



**100 CATO STREET, VAUXHALL INDUSTRIAL ESTATE,  
SALTLEY, BIRMINGHAM, B7 4TS**

- Prominent frontage to A47
- Forecourt parking
- 3,388 sq ft demountable mezzanine
- Established industrial area

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



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## LOCATION

The unit is located on a highly visible elevated corner position where Cato Street meets Saltley Road (A47), in the heart of Saltley's Industrial area. The A47 joins Birmingham City Centre with the M6 motorway between J5 and J6. The location offers prime visibility and excellent access.

## DESCRIPTION

The property is situated on approximately 0.35 acre of land on the corner of Cato Street and Saltley Road (A47). The rear of the warehouse is protected by 6-7ft palisade fencing. There is a small secure yard to the left of the warehouse and employee and customer parking on the forecourt at the front.

The building is a steel portal frame industrial unit with steel cladding above approximately 2m brickwork with a steel profile roof under 5.25m eaves height. There is one electric roller shutter loading door on the left side of the warehouse and a single door entrance way leading to trade showroom at the front. There is a mezzanine area to the front of the unit in the main body of the warehouse measuring 3,388 sq ft. Internally the unit benefits from sodium and fluorescent lighting, 2 x gas fired warm air blower heaters, a wet central heating system to the offices and trade counter and security shutters.

## FLOOR AREAS

Ground floor warehouse/customer area	5,904 sq ft
Mezzanine	<u>3,388</u> sq ft
Total	9,292 sq ft

## TENURE

125 years Long leasehold until the 8<sup>th</sup> March 2112 at a peppercorn rent of £50 pa. .

The rent is reviewed with fixed uplifts in March 2012, 2037, 2062 and 2087 to £100pa, £200pa, £400pa and £800pa, respectively.

## USE

The permitted use under the lease is for B1, 2 and 8 and the property has been most recently used as a trade unit and landlord's consent is not needed for change of use.

## TERMS

Offers invited in excess of £325,000, subject to contract

## VAT

VAT will be chargeable on the purchase price at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal and other costs in any transaction.

## ENVIRONMENTAL REPORT

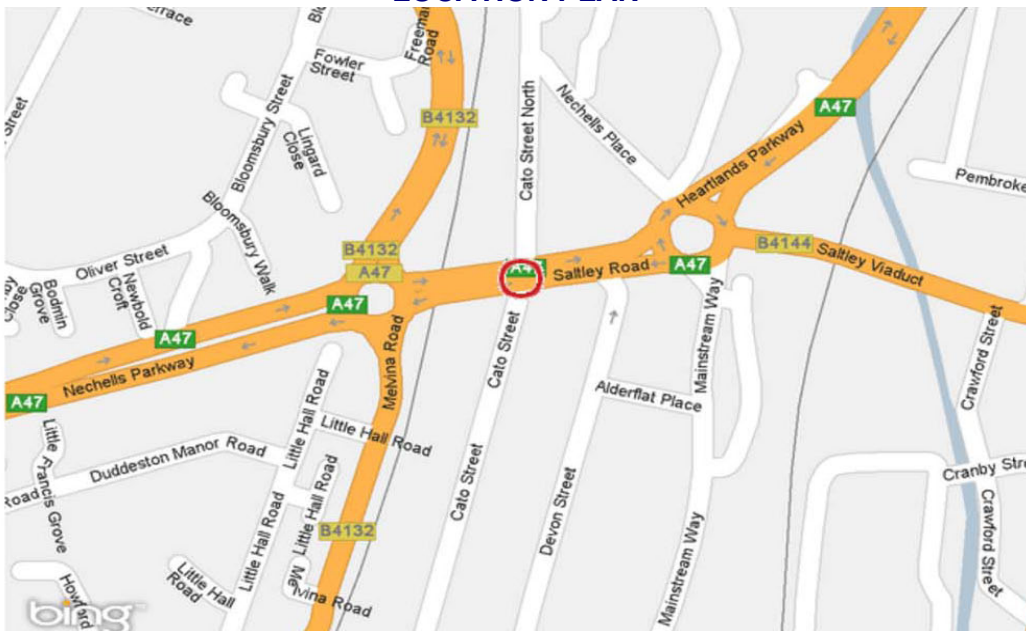
The property will be sold with the benefit of a desktop environmental report on which the purchaser can rely.

## VIEWING AND FURTHER INFORMATION

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## LOCATION PLAN



### Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.



**SITE PLAN**

