

Lot 36

£54,570 Per Annum
Exclusive

100 Tyburn Rd, Birmingham, West Midlands B24 8LD

Prominent Freehold Builders Merchant/Industrial Investment close to the M6, with Development Potential (1)



Key Details

- **Prominent Freehold Builders Merchant/Industrial Investment**
- **Located on the busy Tyburn Road (A38)**
- **Over 9,000 sq ft on a site of 0.9 acres with site coverage of 30%**
- **Close to M6 motorway and 3 miles north of Birmingham City Centre**
- **VAT-free investment**

Location

Miles: 3 miles north of Birmingham City Centre
17 miles north west of Coventry
Roads: A38, M6, M42
Rail: Gravelly Hill Railway Station
Air: Birmingham International Airport

Situation

The property is prominently located on the busy Tyburn Road (A38), situated immediately adjacent to the M6 motorway approximately 3 miles north of Birmingham city centre. The property is located close to the M6/A38M & A38 junction. The property occupies a prominent corner location at the junction of the A38 and Hawkesyard Road. Nearby occupiers include Floors Direct, Red cube storage amongst other traders.

Description

The property comprises an industrial/warehouse building on a site of approximately 0.9 acres with an approximate site coverage of 30%. The warehouse benefits from 5.8m eaves height, roller shutter access, trade counter/showroom space, first floor office space and two surfaced concrete yards.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band E. See legal pack.

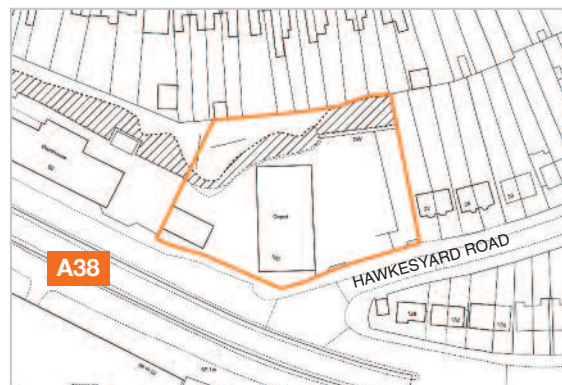
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Warehouse/Office	820.04 sq m	(8,827 sq ft)	SIG TRADING LIMITED (2) (tenant is not in occupation)	12 years from 23/12/2010 expiring 22/12/2022 on a full repairing and insuring lease subject to a schedule of condition	£54,570	22/12/2022
First	Office	60.18 sq m	(648 sq ft)				
Total		880.22 sq m (9,475 sq ft)				£54,570	

(2) For the year ending 31st December 2018, SIG Trading Limited reported a turnover of £1,112,000,000, pre-tax profits of £2,000,000 and shareholders funds of £260,000,000 (source: SmartSearch 06/08/2020).
SIG trades from 425 trading sites across the UK and Ireland and Mainland Europe. (Source: www.sigplc.com)

Planning

- (1) The site may benefit from future redevelopment to a variety of uses including trade counter/ retail/storage/residential use, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Birmingham City Council (www.birmingham.gov.uk)



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