

# FOR SALE

**38 AVENUE ROAD  
BLACKHEATH  
ROWLEY REGIS  
WEST MIDLANDS  
B65 0LP**



❖ **POPULAR LOCATION**

❖ **GIA – 6,695 SQ.FT. (621.9 SQ.M.)**

❖ **ON SITE PARKING**

❖ **FREEHOLD – VACANT POSSESSION**

## **LOCATION**

The property is located close to the junction of Avenue Road with Cardale Street being within walking distance of Blackheath Town Centre and immediately adjacent to Travis Perkins in Avenue Road. J2 of the M5 motorway at Oldbury is approximately 2 miles distant to the east and Birmingham City Centre approximately 8 miles distant to the east.

Regulated by RICS

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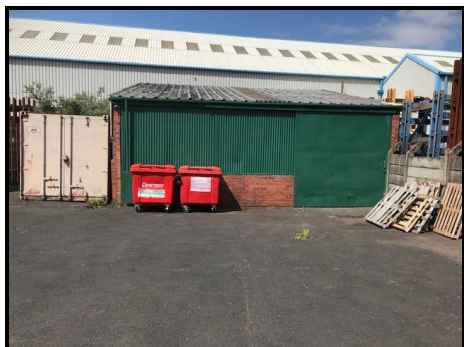
Tel : 01384 257284

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**DESCRIPTION**

The property comprises a detached 2 bay warehouse with pitched corrugated asbestos roofs and rear extensions. The internal accommodation comprises: -

	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<b><u>Main Building</u></b>	5,749	534.1
The main bays have solid floors, suspended ceilings, Powmatic gas blower heater and Nuway Benson gas blower heater. Toilets and kitchen/tea making facility. Internal eaves height 11ft. Internal offices with suspended ceilings, electric wall heaters, UPVC double glazed windows, ethernet connection.		
Rear extension comprising loading bay with electrically operated roller shutter door to yard plus flat roofed office extension.		
<b><u>Apex Office (to front elevation)</u></b>	<u>238</u>	<u>22.1</u>
Tarmacadam side and rear yard plus front car parking.	5,987 Sq.Ft	556.2 Sq.M.
	<u>708 Sq.Ft.</u>	<u>65.7 Sq.M.</u>



**Detached Rear Store**

Of brick construction having sliding door access, corrugated asbestos lean to roof.

**TOTAL GROSS INTERNAL AREA**

**6,695**      **621.9**  
**SQ.FT**      **SQ.M.**

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**SERVICES** Gas, 3 phase electricity, mains water and drainage. We have not checked the efficacy nor the capacity of the services installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

**2017 RATEABLE VALUE** £23,500.

**EPC** Energy Rating C (see attached).

**FIXTURES & FITTINGS** Powrmatic and Nuway Benson gas blower heaters, external security shutters as fitted, 3 phase electricity, fitted security alarm and CCTV both by separate contracts. Ethernet connections. All other items in the nature of fixtures and fittings referred to in these particulars will be included in the sale, all other items being expressly excluded from the sale price.

**TENURE** The property is offered freehold with vacant possession upon completion.

**LEGAL COSTS** Both parties to pay their own respective legal costs incurred in the transaction.

**PURCHASE PRICE** **£450,000.00 (Four Hundred & Fifty Thousand Pounds) Subject to Contract.**

**V. A. T** We are advised VAT is not applicable to this transaction.

**VIEWING** By strict appointment with the Sole Agents :

**John Emms Commercial Tel: 01384 257284**

**Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**Website: [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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Prepared by: John Emms, 29-04-2022

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