

On the instructions of the Liquidator  
**PRELIMINARY DETAILS**  
**LONG LEASEHOLD WORKSHOP WITH OFFICES**  
362 sq m (3,900 sq ft)



Off Road Loading/Car  
Parking

Established Industrial  
Location

47 Lower Tower Street, Birmingham, B19  
3NH

Long Leasehold  
Guide Price £175,000

MGR Appraisals  
Beaufort House, 94-96 Newhall Street,  
Birmingham, B3 1PB  
T (0121) 200 2206  
F (0121) 200 1537  
[www.mgrappraisals.com](http://www.mgrappraisals.com)

## Location

The property is prominently close to the corner of Lower Tower Street and Summer Lane in an established industrial business location known as the Gun Quarter just a short distance to the north of Birmingham City Centre.

## Description

A single storey workshop of steel portal frame construction fronted by a two storey reception/office area which also gives access through a roller shutter door into the workshop area. It should be noted that the property sits with 100% site coverage.

## Accommodation

	Sq M	Sq Ft
Main Works	256.71	2763
Loading/parking Bay	42.16	454
First Floor	63.71	686
Total	362.60	3903

## Services

We understand the property has the benefit of all mains services. It should be noted that none of the services of service appliances have been tested and no warranty is given as to their condition.

## Tenure

The property is held Long Leasehold from 1 September 1972 until 1 November 2067. The ground rent is £1,510 per annum. The next review is 1 September 2014. The Landlord is Birmingham City Council.

## EPC

A copy of the Energy Performance Certificate can be provided as required.

## Planning

The property falls under the jurisdiction of Birmingham City Council. All planning related enquires should be directed to them: telephone 0121 303 1111.

## Outgoings

The property has a rateable value of £15,000.

The Uniform Business Rate for the financial year 2010/2011 is 41.7 pence per pound rateable value. The small business multiplier for the same period is 41.3 pence per £1 rateable value.

## VAT

Our figures are quoted exclusive of VAT which may be applicable. Enquiries are being made to HMRC.

## Price

The property is being marketed at £175,000.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Viewings can be arranged via prior appointment. Interested parties should be aware that block viewings may be conducted.

MGR Appraisals  
Beaufort House  
94-96 Newhall Street  
Birmingham  
B3 1PB

C Natalie Shrigley  
T 0121 200 2206  
F 0121 200 1357  
E [property@mgrappraisals.com](mailto:property@mgrappraisals.com)  
W [www.mgrappraisals.com](http://www.mgrappraisals.com)

## Date Details Prepared

August 2010

## Important notice

MGR Appraisals for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1). The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2). All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to this office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view; 3). Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4). All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5). These particulars do not constitute part of an offer or contract; 6). The vendors or lessors do not make or give – and neither do MGR Appraisals, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property; 7). The date of this publication is August 2010.