



TO LET

RECENTLY CONSTRUCTED HIGH PROFILE VEHICLE DEALERSHIP

821 TYBURN ROAD (A38), BIRMINGHAM, B24 9NY



SUMMARY

- High quality, purpose built vehicle dealership
- Situated fronting Tyburn Road (A38), one of the principle roads within the Birmingham area
- Located in an area recognised for vehicle retailing
- Over 27,000 vehicle movements per day (DfT)
- Built accommodation of approx. 16,653 sq ft (1,549 sq m) on a site area of around 1.4 acres (0.56 ha)

LOCATION

This main road vehicle dealership facility is prominently situated fronting the Tyburn Road (A38) which is located approximately 4.5 miles north east of Birmingham city centre. The property also benefits from easy access onto the M42 and M6 motorway, in-between junctions 5 and 6.

The Tyburn Road (A38) benefits from an average daily traffic volume of approximately 27,000 vehicles. The road also connects with Kingsbury Road which together provide a corridor of established commercial development including vehicle retailing, retail warehousing, trade and industrial accommodation.

The location is one of the main automotive retailer destinations within Birmingham and nearby occupiers include Citroen, Peugeot, Audi, Land Rover, Skoda and Mercedes Benz with Bentley, Lamborghini, Toyota and Lexus located nearby.

DESCRIPTION

The property comprises a modern detached purpose built dealership, which was constructed in 2015 to what was the latest CI specification for a Honda dealership. The site is regular in shape with access provided directly off the Tyburn Road (A38).

The property is constructed around a steel portal frame with glazed elevations to the showroom and profile steel cladding to the remainder.

The built accommodation extends to approximately 16,653 sq ft (1,549.13) which is split over 2 floors and includes a showroom with a dedicated hand over bay, offices, workshop and parts storage.

Externally, the property benefits from vehicle display areas to the front and side of the building and has a site area of approximately 1.4 acres (0.56 ha). To the rear of the property is a secure PDI / storage area as well as a purpose built wet and dry valet facility.



ACCOMMODATION

The approximate floor areas can be broken down as follows:

Floor	Area	Sq ft	Sq m
Ground	Showroom	4,576	426.60
	Showroom beneath FF	1,600	148.71
	Handover Bay	430	40.00
	Office	417	38.82
	Parts	753	69.97
	Workshop	4,686	435.41
	Ancillary	479	44.52
First Floor	Parts	554	51.51
	Ancillary/Storage	1,242	115.46
	Office	609	56.58
External	Dry Valet Bay	887	82.45
	Wet Valet Bay	420	39.10
TOTAL		16,653	1,549.13

SITE AREA

The site area extends to approximately 1.4 acres (0.56 hectares).

TENURE

The property is available on a leasehold basis either by way of a new sub-lease or an assignment.

The head lease expires in June 2036.

Freehold Title Number: MM74901

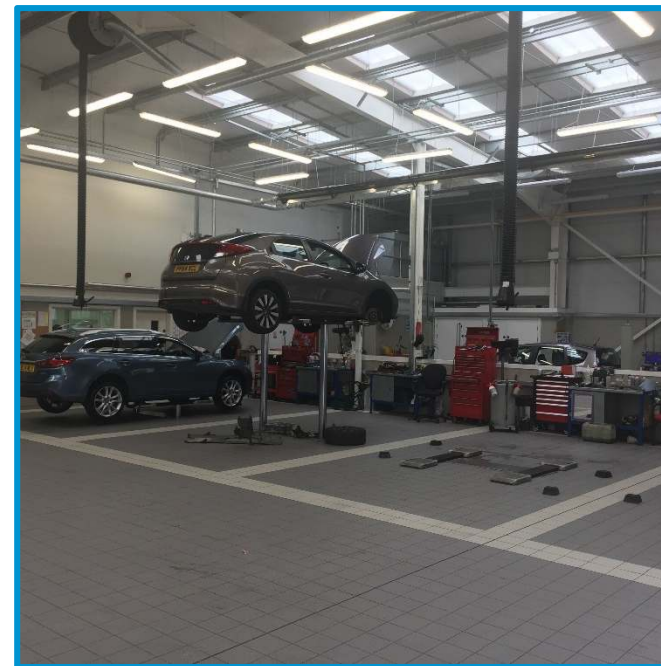
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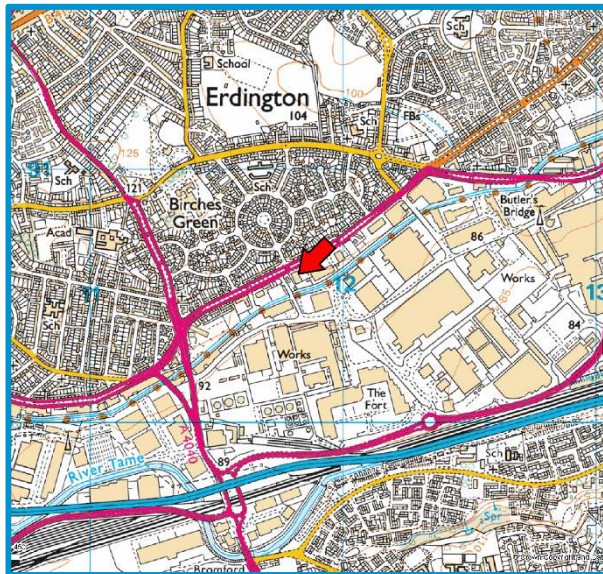
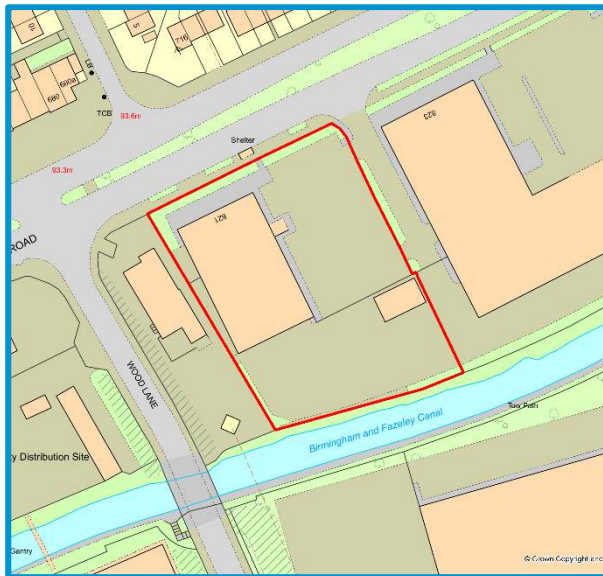
RATING

The unit is jointly assessed for Business Rates with the adjoining properties. An independent assessment will be sought upon completion of the sub-lease / assignment.

ENVIRONMENTAL

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.





LEGAL COSTS

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

PLANNING

We could recommend that interested parties make enquiries by contacting Birmingham City Council on 0121 303 1115.

PLANT & EQUIPMENT

Available via separate negotiations, a schedule can be provided to interested parties.

TERMS

For further information and quoting rents and prices, please contact the sole agents.

VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

EPC

The property has an EPC rating of C-56

A copy of the certificate can be made available on request.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

56 This is how energy efficient the building is.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



John Roberts
Tel: 0121 265 7553
Email: John.roberts@colliers.com



Seb Prince
Tel: 0121 265 7641
Email: Sebastian.prince@colliers.com

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