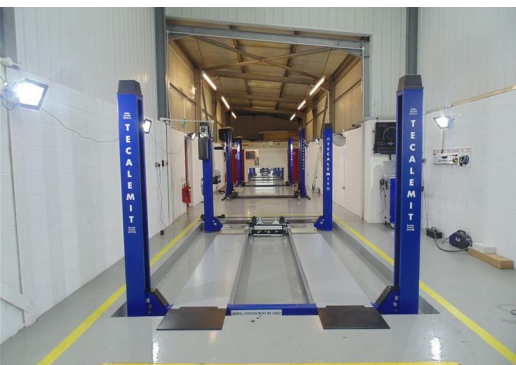




## Brookvale Road, Witton

Birmingham, Warwickshire, B6 7EX

Offers Over £310,000



**\*\*\*EXTENDED CLASS 4 MOT STATION / GARAGE FOR SALE\*\*\***

Newton Fallowell are delighted to offer this fully refurbished commercial property that has been extended which includes the latest roof. The property has had a large amount of investment spent on which will benefit the new owner as everything is newly installed, comprising of 40W LED lighting, 2 single 3 tonne 2 poster ramps, full MOT ramp with rolling road, double skin clad with thermal insulation, office area with a newly refitted kitchen and a waiting area with the latest CCTV to watch the MOT take place, hot drinks facilities are also available through a drinks machine. The property has many benefits such as new acrylic flooring, full re wire with the latest upgrades, alarmed, business rates are exempt if this is your sole business, fully insulated, freehold and there is no upward chain to this sale.

**Measurements**


5 meters wide on the existing building, 6 meters wide on the new extension with the building being 27 meters long (external measurements)

**Draft Details**

PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

**Disclaimer**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	