

FOR SALE

Development Opportunity



TRANQUIL HOUSE, 258 OLD BIRMINGHAM ROAD, BROMSGROVE B60 1NU

- ▶ 3,971 sq ft (368.89 sq m) NIA
- ▶ Potential for residential conversion (STP)
- ▶ Prominent position on The Old Birmingham Road (A4096)
- ▶ Currently used as office accommodation
- ▶ Character accommodation over three floors
- ▶ Large garden and good car parking to the side of the property



GJS | Dillon

The Commercial Property Consultants

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LOCATION

The property is located on the Old Birmingham Road, in Lickey. The Old Birmingham Road (A4096) comprises a popular thoroughfare that joins Longbridge/Rednall to Bromsgrove, via Lickey.

Bromsgrove town centre is approximately three miles to the south of the property, with Junction 4 of the M5 motorway lying just over one mile to the west and Junction 1 of the M42 lying one and a half miles south west of, both giving access to the Midlands motorway network.

Description

The site comprises of a former residential premises which has been converted to offices with a rear modern extension. The front residential building is accessed off the Old Birmingham Road and is arranged over the ground, first and second floors. The building comprises cellular office accommodation and character of a former residential home.

The rear extension is arranged over the ground and first floor only, providing independent meeting rooms and a small kitchenette area. The property benefits sitting within a larger site which offers a large garden area to the rear and a good car parking provision down the side.



Front Ground Floor	1,168 sq ft	108.51 sq m
Front First Floor	1,168 sq ft	108.51 sq m
Front Second Floor	867 sq ft	80.59 sq m
Rear Ground Floor	410 sq ft	38.73 sq m
Rear First Floor	357 sq ft	33.16 sq m
Total	3,951 sq ft	368.89 sq m

Floor plans are available on request.

Guide Price

£580,000

Tenure

The property is available freehold

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

RATING ASSESSMENT

Rating Assessment	£19,250
Estimated Rates Payable	£9,451.75

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an energy performance rating of G (153)

Viewing and further information:
call 01527 872525/01905 676169

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These particulars do not form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

