

171 Alcester Road, Moseley, Birmingham, B13 8JR



FOR SALE

Substantial Freehold Office Building with Car Park
Net Internal Area: 3,966 ft² (368.45 m²) approximately

Location

The property is predominantly located fronting the A435 Alcester Road close to the centre of Moseley Village and being situated only 3 miles to the south of Birmingham City Centre.

The Alcester Road is one of the main arterial routes into Birmingham City Centre from the south and provides convenient access to Junction 3 of the M42 motorway some 6 miles distant.

The immediate area is a mix of residential and commercial uses with the main village benefiting from a number of national and local operators, restaurants and pubs.

Public transport connections are excellent with numerous bus services close by.

Description

The premises comprise an imposing detached office building built in the 19th Century of traditional brick construction and surmounted by a series of pitched clay tiled roofs.

The building is arranged over three levels in addition to a basement.

A recent single storey extension links the main property to another two-storey element known as the Coach House.

The property retains many original features such as exposed fireplaces, solid wood staircases, detailed architrave, stained glass windows, cast iron radiators and partial parquet flooring.

The office areas all provide large open plan accommodation with excellent natural light and toilet facilities on both ground and first floor levels.

Externally the property benefits from an extensive secured car park along with forecourt car parking.

Accommodation

Total (NIA) 3,966 ft² (368.45 m³) approximately

Plus, Basement and on 0.216 Acres approximately



Price / Tenure

Unconditional offers in the region of £750,000 are sought for the freehold interest in the property, subject to contract.

Rateable Value

RV: £33,350
Rates Payable: £15,900 per annum approx.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Planning Use

The property has consent under Use Class B1 (Business).

We appreciate the property may be suitable for alternative uses including residential conversion under Permitted Development Rights and all parties are advised to make their own enquiries with the local planning department on 0121 303 1115.

Services

We understand the property is connected to all mains services and drainage.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Legal Costs

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

Energy Performance Certificate

Available upon request from the agent.

Viewings

Strictly via the sole agent Siddall Jones on **0121 368 0500**