



Sanderson
Weatherall

FOR SALE

Strategic development opportunity



Fusion 2, 334-339 Bradford Street, Digbeth, Birmingham B5 6ES

sw.co.uk

Description

The property consists of a two storey 1960's former industrial unit of concrete frame construction, with brick elevations, under a flat roof. The property has been adapted for use as college premises and arranged to provide various classrooms, offices and ancillary space.

The property extends to a gross internal area of approximately 1,912 sq m (20,580 sq ft). The site area extends to approximately 1,120 sq m (0.28 acres).

The adjacent property is held leasehold and comprises the car parking area consisting of circa 27 marked spaces, and a former car showroom of brick and pitched roof construction, with frontage to Digbeth (B4100).

Location

The property is prominently located at the junction of Bradford Street and Digbeth, approximately ¼ of a mile south east of Birmingham City Centre, and is less than three minutes walk from the Bull Ring shopping centre.

The property is adjacent to the redevelopment of the former Birmingham wholesale market, which when complete will consist of a 34 acre mixed use development providing, retail, leisure and residential accommodation, known as Birmingham Smithfield.

Tenure

The property is held freehold under title number WM88789.

The adjacent property is held leasehold for a term of 15 years from August 2008 at a rent of £50,000 per annum. This lease will be assigned to the purchaser when vacant possession is provided. The approximate extent of the leasehold property is indicated on the attached plan by brown hatching.

Lease

The vendor wishes to lease back the freehold property from the purchaser for a period of approximately two years at a peppercorn rent. The leasehold area will be assigned to the purchaser at the end of the lease back period.





Price

Preferably unconditional offers are invited for the freehold interest along with the assignment of the leasehold area, subject to contract.

Consideration may also be given to conditional offers.

VAT

The property is elected for VAT, which will be chargeable in addition to the purchase price.

Planning

The property forms part of the Smithfield Masterplan redevelopment scheme and is allocated for mixed use development. Further details of the scheme are available from Birmingham City Council.

The property currently benefits from a class D1 use, for use as a further education college.

Business rates

The property has a 2017 rateable value of £86,000.

Energy Performance

The property has an EPC assessment of band C, with a rating of 63 points (November 2018 assessment).

Note

Please be aware that the proposed disposal is currently confidential. Interested parties should not directly approach the occupier of the property or their staff.

SUBJECT TO CONTRACT

334-339 Bradford Street, Digbeth, Birmingham



For further information or to discuss your interest, please contact the sole selling agents:

Sanderson Weatherall LLP

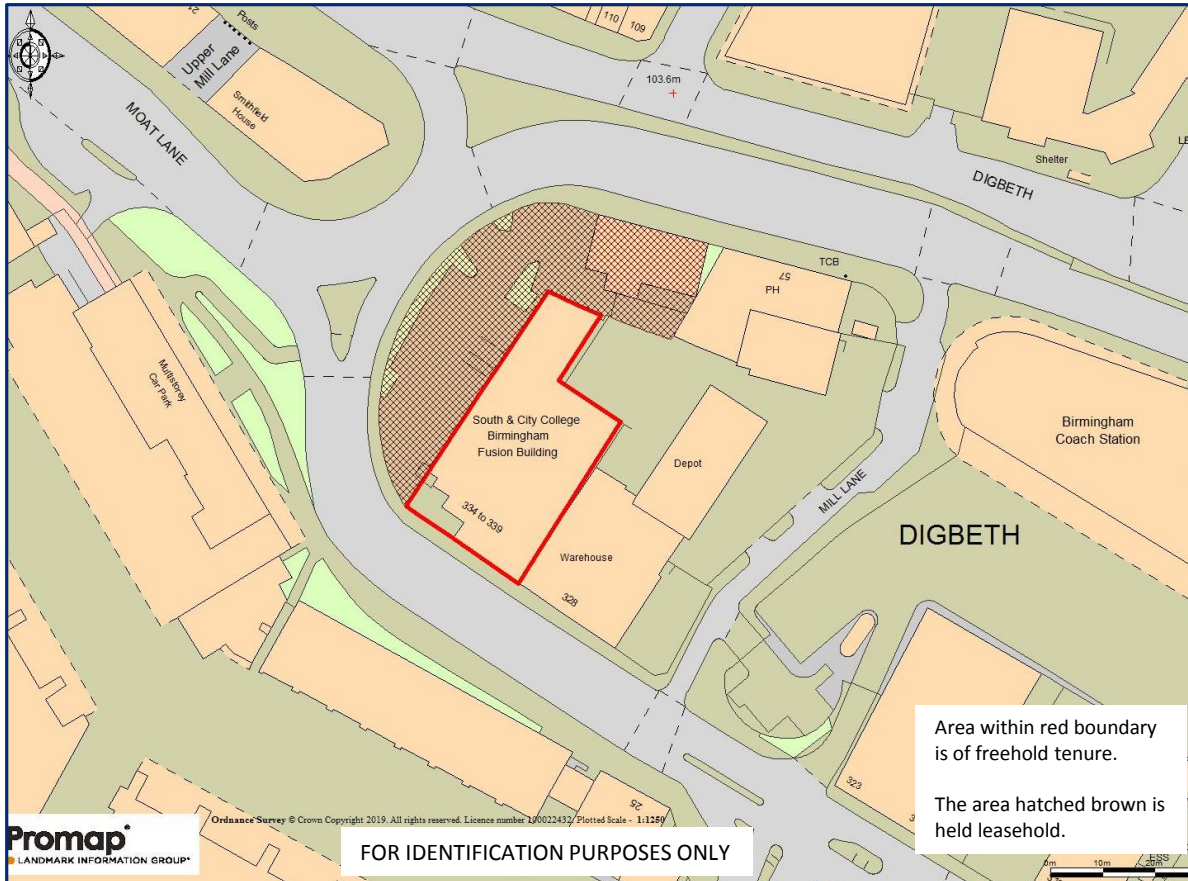
122 Colmore Row, Birmingham B3 3BD

* * *

James Carver BSc (Hons) MRICS

Tel: 0121 269 0022

Email: james.carver@sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2019

**Sanderson
Weatherall**

sw.co.uk