



Sanderson  
Weatherall

**FOR SALE FREEHOLD**

Offers in excess of £275,000



**South Maypole Surgery, 1026 Alcester Rd, Birmingham B14 5NG**

**sw.co.uk**



- **Former Doctors Surgery**
- **May be suitable for redevelopment or a variety of alternative uses, subject to consents.**
- **Main road frontage (A435)**
- **Suburban location.**
- **Gross internal area: 2,515 SQ FT (233.68 SQ M)**

#### **Location**

Maypole is a south Birmingham residential suburb situated approximately seven miles south of Birmingham City Centre. The A435 connects Maypole to the City Centre and junction 3 of the M42 motorway, four miles to the south.

The property benefits from frontage to the A435 Alcester Road South which provides a bus route directly into Birmingham via Kings Heath.

Opposite is the main shopping parade for Maypole along with Aldi and Sainsburys supermarkets. Once completed, Starbucks drive through is also nearby.

#### **Description**

The property consists of a single building situated on a broadly rectangular plot. The 'dormer bungalow' style building covers most of the plot but has area to park approximately five vehicles.

Most recently used as a Doctors Surgery, internally on the ground floor the property provides six modern consulting rooms, reception/ waiting room with office, additional office and WCs. The first floor consists of a staff room/ kitchenette and an office.

The property extends to approximately **2,515 SQ FT (233.68 SQ M)**, gross internal area. Externally there is parking for approximately five vehicles.

#### **Tenure**

The property is for sale freehold, with vacant possession provided upon completion.

It should be noted that there are some restrictive covenants on the title and permission may be required for alternative uses. The title document is available for examination, upon request.

#### **Planning**

The property was most recently used as a Doctors Surgery. The property may be suitable for alternative uses, subject to obtaining any necessary consents.

We are advised that the property has permission for use under Class D1 of the Town and Country Planning (Use Classes) Order 1987.

#### **Rateable Value**

We understand that in its current use the property has a 2017 assessment of £17,500 RV.

#### **Price**

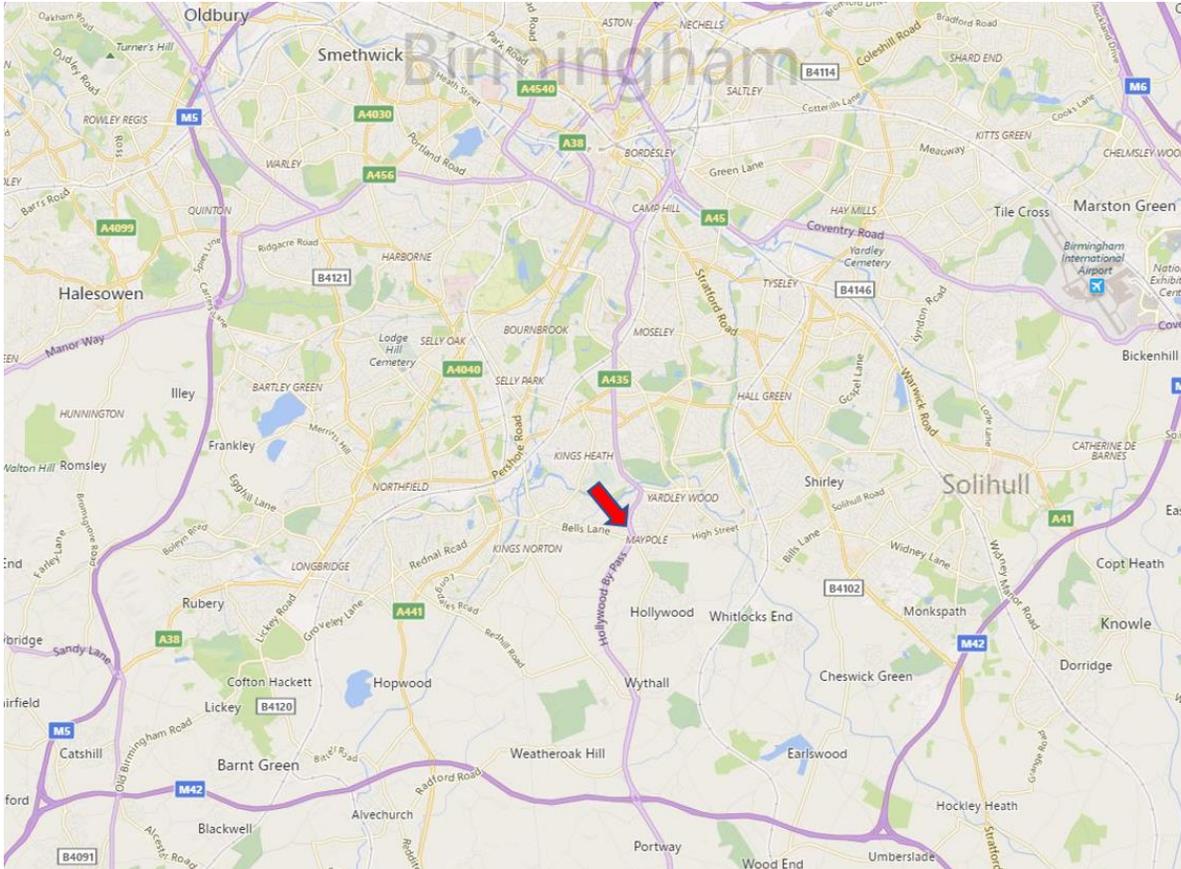
Preferably unconditional offers are invited in excess of **£275,000**, for the freehold with vacant possession, subject to contract.

#### **VAT**

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. The property is not currently elected for VAT.

#### **Energy Performance**

The energy performance certificate is available upon request.



Viewing is strictly by appointment with the sole agent:

**Sanderson Weatherall LLP**  
122 Colmore Row  
Birmingham  
B3 3BD

Contact:

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#### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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