



156 Alcester Road, Moseley, Birmingham, West Midlands B13 8HS

Former Snooker Hall

- ▶ **694.68 sqm (7,475 sq ft)**
- ▶ **Busy main road position**
- ▶ **Suit a range of uses**
- ▶ **£25,000 per annum exclusive**

For enquiries and viewings please contact:



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Location

The property is prominently located on the A435 Alcester Road in Moseley, Birmingham. Alcester Road is a busy arterial route and the property is positioned in the retail centre surrounded by a range of multiple and independent retailers, restaurants and other businesses.

Description

The property is situated on the first floor above a Co-operative food store.

There is ground floor access from Alcester Road.

There is a stair lift which may assist with DDA requirements (this hasn't been tested by the Landlord and was the last tenant's fitting).

The first floor was formerly used as a snooker hall and comprises a large open plan area with bar, kitchen and WC facilities.

The premises will suit a range of uses including; leisure and restaurant, subject to planning where necessary.

Accommodation

	Sq M	Sq Ft
First Floor	694.4	7,475
Total	694.4	7,475

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services are connected to the property.

Planning

The previous use was a snooker hall. All parties must contact the local planning office to satisfy themselves with respect to their proposed use.

Tenure

The premises are held by The Co-operative Group and includes the food store on the ground floor.

The Co-op have a lease expiring in 2031.

Any lease of these premises would be an underlease up and until the expiry of the headlease.

Shorter terms of 3-5 years will be considered.

Business Rates

The property has a rateable value of £27,500.
Source: VOA.

Rates Payable: £13,557.50

Price

Rent - £25,000 per annum exclusive

VAT

all sums quoted exclusive of VAT if applicable.

EPC

The premises has an EPC assessment of: G - 174

Viewings

All viewings should be through the joint agent. Robert Taylor BSc MRICS Stephens McBride One Swan Courtyard Coventry Road Yardley Birmingham B26 1BU T: 0121 706 7766 M: 07831 627 117 E: robert@smbsurveyors.com

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