

Rear of 1369 Pershore Road, Stirchley, Birmingham, B30 2JR



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET/FOR SALE

Nursery Premises

Gross Internal Area: 4,713 ft² (437.85 m²)

Location

The property is located on Lea House Road, which runs between Bournville Lane and Mary Vale Road in the Stirchley area of Birmingham. The property also benefits from pedestrian access from Pershore Road, which is a main arterial route linking the city centre with South Birmingham.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.

Description

The property comprises of a former factory premises set between Lea House Road and Pershore Road in the Stirchley area of Birmingham.

Vehicular access is provided from Lea House Road which provides parking for multiple vehicles as well as pedestrian access into the premises.

The premises comprise of single storey accommodation of masonry construction surmounted by a flat felted roof and provides well-appointed, open plan accommodation with various meeting rooms and ancillary space to the perimeter.

The space provides emulsion coated walls, double glazed windows, kitchen, and WC facilities.

The premises further benefit from pedestrian access on to Pershore Road.

Accommodation

Total (GIA) 4,713 ft² (437.85 m²)

Terms

The property is available by way of a new lease, with a length to be agreed, at £30,000 per annum.

The owner will also consider a sale of their freehold interest for offers in the region of £380,000 (exclusive).

VAT

All prices quoted are exclusive of VAT.

Rateable Value

RV £40,000

Planning Permission

The property was granted planning permission in 2016 for a change of use from factory premises to D1 (Non-residential Institution), which now falls under class E.

The property may be suitable for alternative usage, subject to the correct permissions being sought.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Viewing

Strictly via the sole agents Siddall Jones on **0121 638 0500**.

