

324 Holly Lane, Erdington, Birmingham, B24 9LN



FREEHOLD - FOR SALE

Former Doctors Surgery

Gross Internal Area: 1,641 ft² (152.46 m²)

Location

The property occupies a prominent position on Holly Lane, Erdington at its junction with Woodacre Road within a neighbourhood block comprising two other properties.

The immediate area is predominantly residential with excellent communication links being only a short distance from the A38 Tyburn Road.

Description

The property comprises an end terrace two storey property of traditional brick construction surmounted by a pitched tiled roof.

The property was formerly used as a doctor's surgery and comprises a large and welcoming reception area with toilet facilities, consultation rooms and kitchen.

The first floor comprises two large rooms, bathroom, and toilet.

Externally the property benefits from forecourt car parking and rear garden.

Accommodation

Ground Floor	970 ft2 90.11 m2)
First Floor	671 ft2 (62.33 m2)
Total	1,641 ft2 (152.46 m2)

Price / Tenure

Offers in the region of £235,000 are sought for the freehold interest, subject to contract.

VAT

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

Business Rates

RV: £3,650.00

The property will qualify for exemption under small business rates relief, subject to the occupier's eligibility.

Planning Use

We understand the property has planning under Use Class E(e).

However, we believe the property would be suitable for alternative uses and we advise all interested parties to make their own enquiries with Birmingham City Councils planning department.

Energy performance Certificate (EPC)

Available upon request from the agent.

Services

We understand all mains services are available on or adjacent to the subject property.

We would however advise all interested parties to make their own enquiries with the appropriate service agencies.

Legal Costs

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

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole selling agent Siddall Jones on **0121 638 0500**

