

331 Jockey Road, Sutton Coldfield, Birmingham, B73 5XE



**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

**FOR SALE / TO LET**

Self-Contained Two-storey Offices with Car Parking

Net Internal Area: 800 ft<sup>2</sup> (74.32 m<sup>2</sup>)

### Location

The property occupies a prominent position along Jockey Road, close to its intersection with Boldmere Road in the Royal Town of Sutton Coldfield.

The location is some 7 miles north of Birmingham City centre and provides easy access to the national motorway network at junction 6 (Spaghetti Junction of the M6 motorway, which is located approximately 3 miles south).

### Description

The property comprises of a mid-terraced property of traditional masonry construction with a pitched tiled roof over.

The property provides office accommodation across ground and first floor levels which comprises predominantly open plan office layout with some cellular meeting space / reception and WC facilities on the ground floor.

Benefits include emulsion coated walls, carpet covered flooring, gas fired central heating and kitchen facilities.

Externally the property benefits from a single forecourt parking space and two rear car parking spaces.

### Accommodation

**Total (NIA) 800 ft<sup>2</sup> (74.32 M<sup>2</sup>) approximately.**

### Terms

The property is available by way of a new lease, with length to be agreed, at a quoting rental of £16,000 per annum (exclusive).

Alternatively, we are seeking offers in the region of £220,000 for the valuable freehold interest.

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Title Number

**WM502118**

### Rateable Value

April 2023 RV £6,700

The property benefits from small business rates exemption, subject to tenant qualification.

### Planning Permission

We understand the property has planning permission granted under use class E (Office).

### Services

We understand that all main services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Energy Performance Certificate (EPC)

Available upon request from the agent.

### Legal Costs

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

### Viewing

Strictly via prior appointment with the sole agent Siddall Jones  
**0121 638 0500**

