



TO LET (MAY SELL FREEHOLD)

Net Internal Area: 5,446 ft² (505.93 m²)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

The Moat House

Lichfield Road
Sutton Coldfield
B74 2NJ

An attractive detached office building
situated in the heart of Sutton Coldfield.

Location

The Moat House occupies a prominent location fronting Lichfield Road (A5127) on the heart of the affluent Sutton Coldfield.

The premises sit on the entrance to the Sutton Coldfield Campus of B-Met College, immediately opposite the Police Station and adjacent to Mitre Court, a multi occupied office development.

The property is a short walking distance from the town centre and Sutton Coldfield Railway Station which has regular services to Birmingham New Street and Lichfield.

Sutton Coldfield is well located for access to the Midlands Motorway Network including the M42, M6 and M6 Toll.

Description

The Moat House comprises a substantial and impressive Grade II* Listed property built in Circa 1680 by Sir William Wilson (1641-1710), for his own occupation.

The property is arranged over ground, first and second floors with further basement currently used as a cooking school.

The property has been carefully refurbished to a high standard and boasts a number of character features throughout.

Externally a forecourt car parking area provides secure car parking for approximately 12 vehicles with barrier entry off the Lichfield Road.



Accommodation

Basement	1,142 ft2	505.93 m2
Ground Floor	1,684 ft2	156.49 m2
First Floor	1,268 ft2	117.70 m2
Second Floor	1,167 ft2	108.46 m2
Total (NIA)	5,446 ft2	505.93 m2

Rental / Terms

The property is available to let on a new lease with length to be agreed.

Alternatively, consideration may also be given to a sale of the freehold interest.

VAT

All price quotes are exclusive of VAT which we understand is payable.

Business Rates

The property is currently split for Business Rates with each office suite having its own hereditament and eligible for Small Business Rates Relief.

Energy Performance Certificate (EPC)

Available on request from the agent.

Services

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

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Legal Costs

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

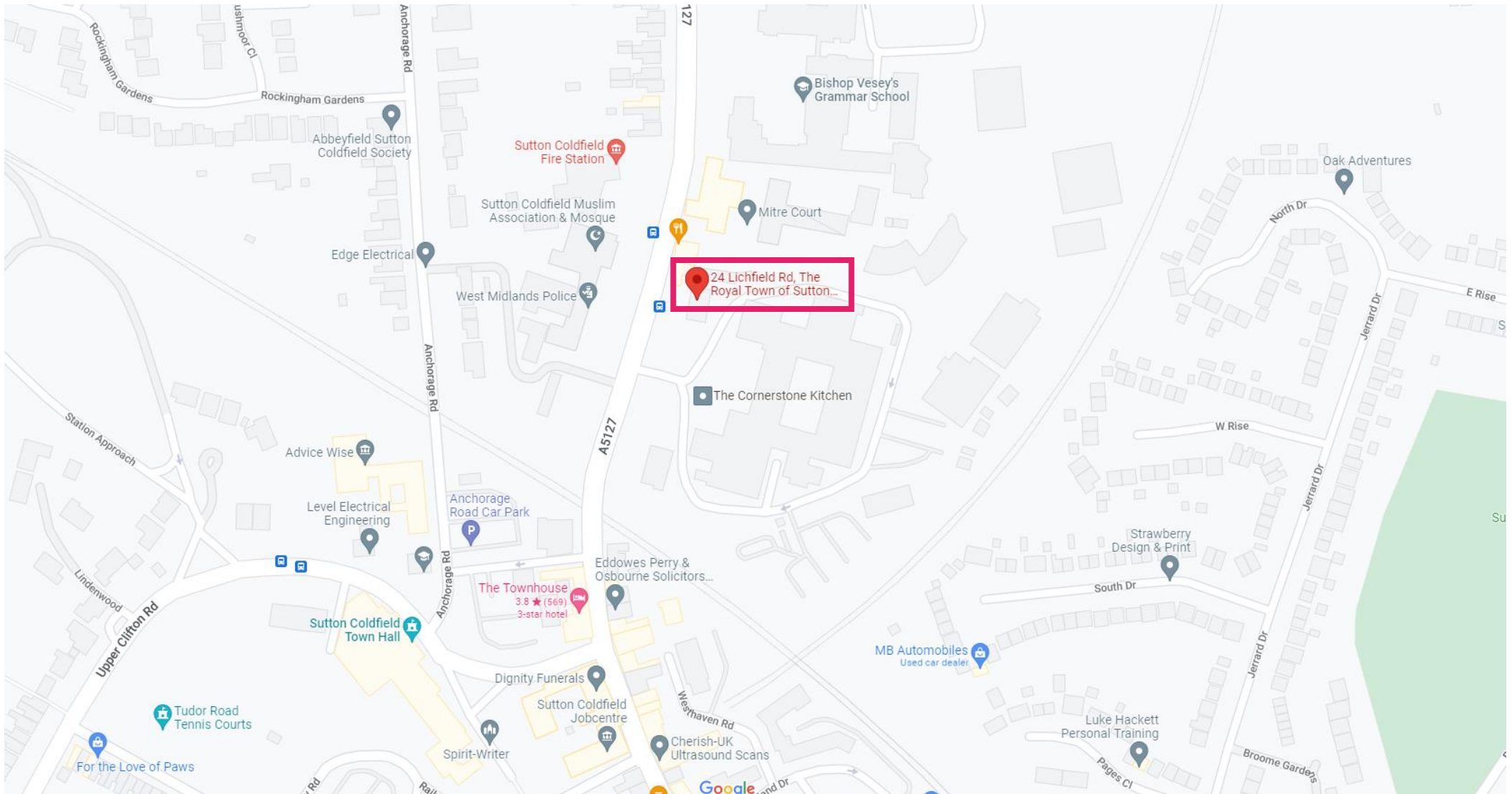
Availability

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

Viewings and Further Information

Strictly via the sole agent Siddall Jones on 0121 638 0500





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.