

154/158 ALCESTER ROAD, MOSELEY, BIRMINGHAM B13 8HS



TO LET

FORMER SNOOKER HALL (FIRST FLOOR)

7,475 sq.ft/694.68 sq.m

- Extensive frontage onto the main Alcester Road (Considerable traffic flow).
- Situated above a Co-operative food hall.
- Suitable for a variety of uses.
- Mainly open plan.
- Situated at the heart of Moseley village.
- Surrounding areas are densely populated residential.
- Circa 4 miles south of Birmingham City Centre.
- Surrounding areas include Kings Heath and Edgbaston.



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LOCATION

The subject premises enjoys an extensive frontage onto the main Alcester Road (A435 – considerable traffic flow), situated at first floor above a Co-operative food hall.

The property is located at the heart of Moseley village, which includes a range of multiple (Co-op, Sainsbury's, Boots, Subway, Coral and William Hill turf accountants) and independent retailers, restaurants and other businesses.

Moseley is a densely populated residential suburb, located approximately 4 miles south of Birmingham City Centre.

Surrounding areas include Kings Heath and Edgbaston.

DESCRIPTION

The subject premises comprises a mainly open plan, first floor, former snooker hall.

There is a ground floor access from Alcester Road, which has the benefit of a stair lift, which may assist with DDA requirements (this hasn't been tested by the landlord and was the last tenants fitting).

The accommodation comprises the main snooker hall, bar servery, kitchen, "cellar" and toilet facilities.

ACCOMODATION

7,475 sq.ft/694.68 sq.m (gross internal).

TENURE

The entire premises are held by the Co-operative group on the basis of a long term lease agreement expiring 2031.

Any lease of the first floor premises would be an under lease up and until the expiry of the head lease.

Shorter terms of either 3 or 5 years will be considered.

REVIEW PATTERN

5 year review pattern.

RATES

Rateable Value: **£27,500**

Rates payable circa: **£13,557.50**

For More Information Contact:

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RENT

£25,000 (twenty five thousand pounds) per annum exclusive, payable quarterly in advance.

VAT

Rental payments are subject to VAT.

TOWN PLANNING

The property currently has the benefit of a D2 consent (assembly and leisure).

LEGAL COSTS

Each party to bear their own proper legal costs.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

For More Information Contact:

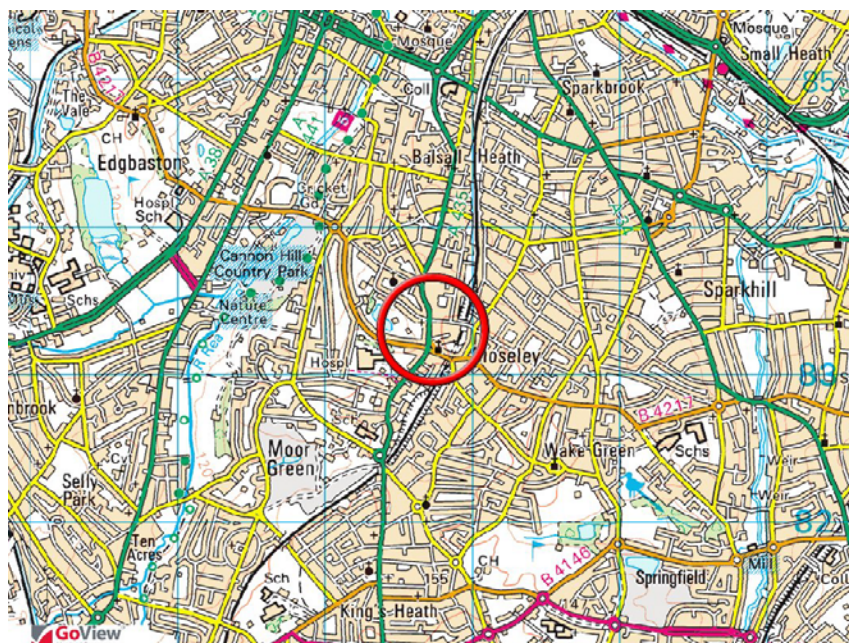
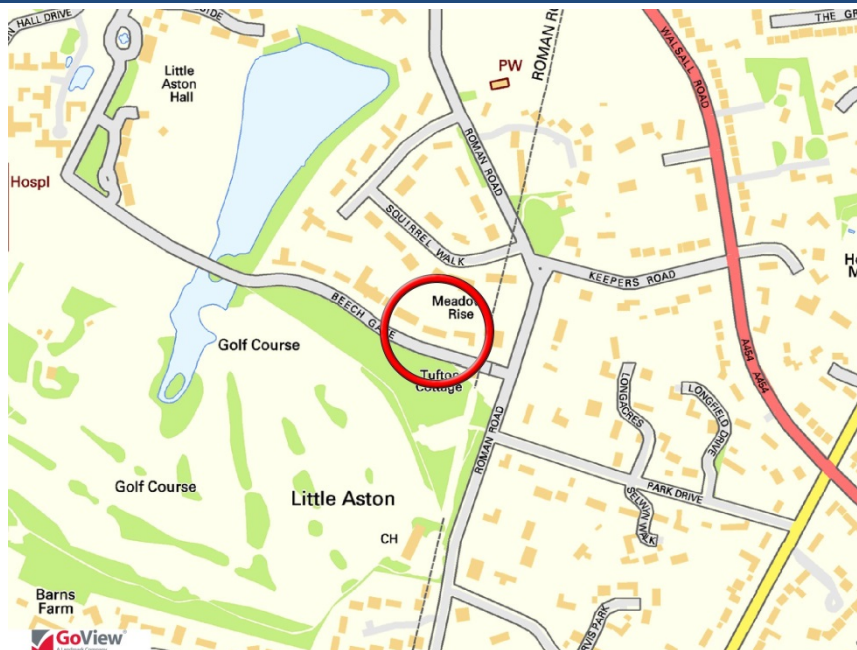
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.