

132 BRADFORD STREET, BIRMINGHAM, B12 0NS



## FREEHOLD FOR SALE

### THREE STOREY OFFICE PREMISES

**3,350 sq.ft/311.22 sq.m**

- Direct frontage onto Bradford Street, located within close proximity to the intersection with Moseley Road.
- Within close proximity to Birmingham City Centre, Digbeth High Street and the Middle Ring Road (Highgate/Bordesley Middleway- Camp Hill Circus)
- Immediate surrounding areas are benefitting from considerable regeneration/redevelopment (residential).



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The subject premises enjoys direct frontage onto Bradford Street, situated within close proximity to the intersection with Moseley Road.

Surrounding areas are benefitting from considerable regeneration/redevelopment – residential (Smithfield Scheme).

The area/property is within close proximity to the proposed metro line station and HS2 Curzon Street Station.

Digbeth adjoins Birmingham City Centre.

Bradford Street, in conjunction with Camp Hill (B4100) provides direct access to the Middle Ring Road (Highgate/Bordesley Middleway).

Access to the national motorway network is provided by Junction 6 of the M6 motorway, “Spaghetti Junction” (circa 3½ miles due north , via Middle Ring Road/A38M).

## DESCRIPTION

The subject premises comprise a three storey structure currently utilised on the basis of office accommodation.

## ACCOMMODATION

**3,350 sq.ft./311.22 sq.m.**

## CONSIDERATION

Offers in excess of **£450,000** (four hundred and fifty thousand pounds) are invited for this valuable freehold interest.

## VAT

VAT is not applicable.

## MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

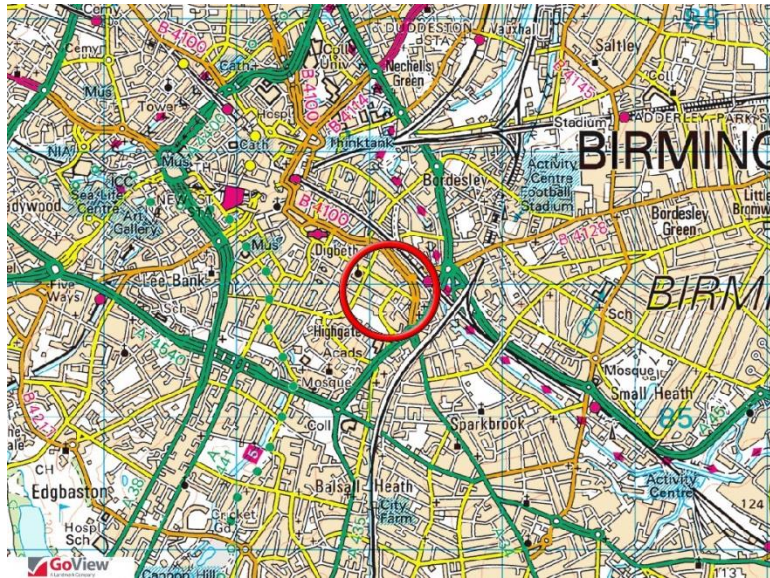
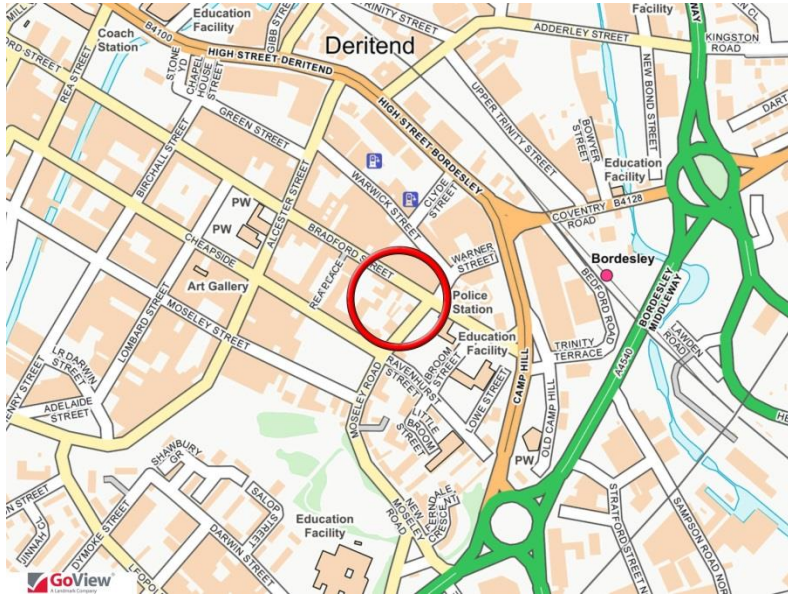
E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)



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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.