

FORMER MANOR PUBLIC HOUSE, STATION ROAD, STECHFORD, BIRMINGHAM, B33 8RS



FREEHOLD FOR SALE

FORMER MANOR PUBLIC HOUSE

Site Area .75 of an acre/0.3 of a hectare

- Extensive frontage onto Station Road (circa 53 metres/174 ft)
- Station Road benefits from a considerable traffic flow.
- Suitable for a variety of uses, including retail, showroom and residential.
- Within close proximity to Stechford Retail Park
- Circa 5 miles east of Birmingham City Centre
- Circa 1¾ miles from Junction 5 of the M5 Motorway.



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LOCATION

The subject land occupies a prominent position, enjoying an extensive frontage (circa 53 metres/ 174 ft) onto Station Road (considerable traffic flow), situated within close proximity to the inter-section with Iron Lane/Flaxley Road.

The land is located within close proximity to Stechford Retail Park. Occupiers include Argos, Carpet Right, Currys, Matalan, Peacocks, Pound World and a McDonalds fast food outlet.

Immediate surrounding areas are densely populated residential.

Birmingham City Centre is located approximately 5 miles due west.

Access to the national motorway network is provided by Junction 5 of the M6 Motorway (circa 1¼ miles north east).

DESCRIPTION/SITE AREA

The subject land (former Manor Public House , demolished circa 2006) extends to circa **.75 of an acre/0.3 of a hectare.**

BASIS OF SALE

The basis of sale is freehold with vacant possession.

ADVERTISING HOARDINGS

We are advised that the two advertising hoardings are held on a rolling one year contract at a combined rental of £8,000 per annum exclusive.

Further information is available from the sole selling agent.

PLANNING

The vendor will accept an offer, subject to planning. We are of the opinion that the site is suitable for a variety of uses , including showroom, retail and residential.

CONSIDERATION

Offers in excess of **£950,000 (Nine Hundred & Fifty Thousand Pounds)** are invited for this valuable freehold interest.

VAT

VAT is applicable.

PROPOSED ROAD WIDENING SCHEME

A minor section of the site is affected by a proposed road widening scheme. Further information is available from the sole selling agents.

For More Information Contact:

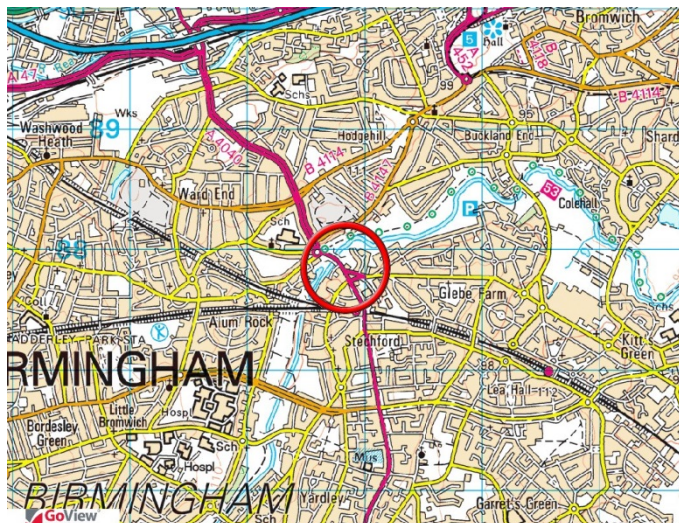
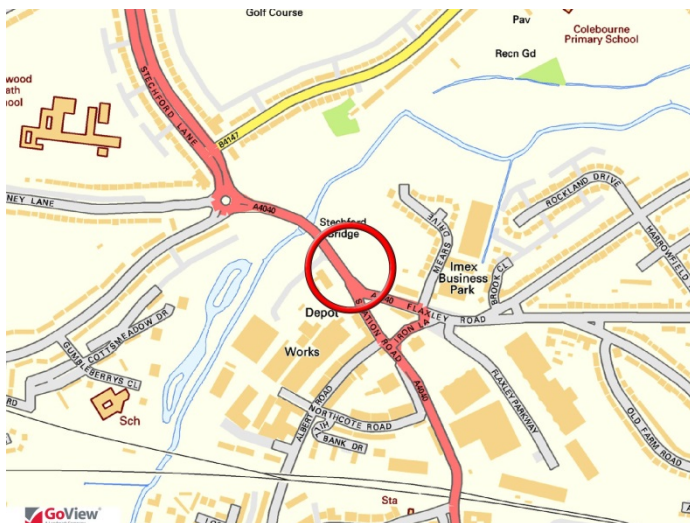
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Promap

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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.