

30/32 ST MARY'S ROW, MOSELEY, BIRMINGHAM,  
B13 8JG



**FREEHOLD FOR SALE**  
**GROUND FLOOR RETAIL**  
**1,600 sq.ft./148.64 sq.m.**

**(Including 2, three bedded self-contained apartments and an extensive basement).**

- Prominent position, enjoying direct frontage onto St Mary's Row
- Situated at the heart of Moseley village.
- Substantial frontage.
- Pay and display car park to the rear.
- The upper floors have recently been converted – 2, three bedded, self-contained apartments..



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## LOCATION

The subject premises occupies a prominent position, enjoying direct frontage onto St Mary's Row, situated at the heart of Moseley village, within close proximity to the main intersection with the Alcester Road (A435).

Multi-national occupiers located nearby include: M&S, Co-op, Sainsburys, Boots, Subway, Pizza Express, Costa Coffee, William Hill and Coral turf accountants and Weatherspoons.

The property is located directly opposite St Mary's parish church.

Moseley has now become an extremely popular night time destination, due to the high volume of eateries/wine bars/coffee shops.

## DESCRIPTION

The subject premises comprise a mid-terraced, three storey structure (plus basement). Advantages include:

- Substantial frontage.
- The upper floors have recently been converted on the basis of two, separate self-contained, three bedded apartments.
- Pay and display car park to the rear.

## ACCOMMODATION

Ground floor retail circa **1,600 sq.ft/148.64 sq.m.**

Basement circa **620 sq.ft./57.59 sq.m.**

## PLANNING

We are advised that the ground floor accommodation can be utilised on the basis of Use Class 1 (retail).

Any interested party should make their own proper enquiries of the local planning authority.

## CONSIDERATION

Price upon application.

## VAT

VAT is not applicable.

## BUSINESS RATES

The property has not yet been separately assessed.

Further information is available from the sole selling agents.

## MAINS SUPPLIES

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

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

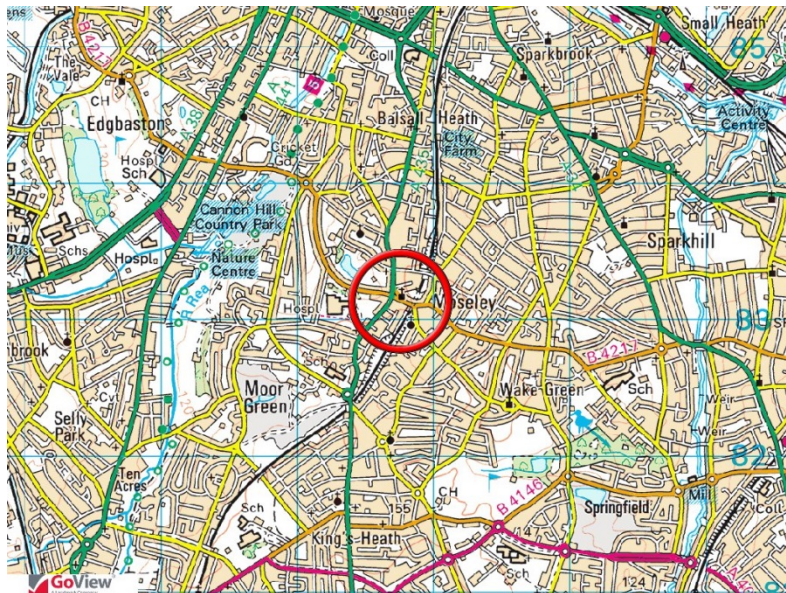
### **For More Information Contact:**

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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.