

97-99 ALCESTER ROAD, MOSELEY, BIRMINGHAM, B13 8DD



**TO LET
(BY WAY OF ASSIGNMENT)**

4,340 SQ. FT/403.18 SQ. M.

- Planning consent approved to convert the ground floor to a public house and the upper floors on the basis of a boutique hotel.
- Prominent position, fronting Alcester Road (A453 – main arterial route), situated at the heart of “Moseley Village”.
- Opposite Sainsbury’s and Co-op.
- Off Street car parking to the rear.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
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LOCATION

The subject premises, situated at the heart of "Moseley village" (destination location – coffee shops/wine bars/public houses/restaurants), occupies a prominent position, fronting Alcester Road (A435 – main arterial route – consideration traffic flow), situated within close proximity to the intersection with Salisbury Road/ St. Marys Row/Wake Green Road.

Sainsbury's and Co-op supermarkets are located directly opposite.

Occupiers/uses, within close proximity, include Costa Coffee, William Hill Turf Accountants, Subway, various public houses (The Fighting Cocks, Weatherspoon's and the Prince of Wales) and numerous niche restaurants/eateries/coffee shops (Java, The Grounded Kitchen, Dessert Lab, Jaqks, La Plancha, Damascena, La Brioche, Cafephilia and Nima Delicatessen)

Moseley is a densely populated residential suburb (considerable student population), situated approximately 4 miles south of Birmingham City Centre.

DESCRIPTION

The subject premises comprise a substantial, 3 storey structure (plus basement) (former banking hall) of immense character.

Planning permission has been approved, permitting the ground floor/basement to be converted on the basis of a public house and the upper floors as a boutique hotel (extension to the rear).

ACCOMMODATION

(Existing)

Basement - **590 sq. ft./54.81 sq. m.**

Ground floor - **1,765 sq. ft./163.97 sq. m.**

First floor – **1,210 sq. ft./112.41 sq. m.**

Second floor – **775 sq. ft./71.99 sq. m.**

Total accommodation **4,340 sq. ft./403.18 sq. m.**

BASIS OF OCCUPATION

By way of an assignment of an existing 15 year, FRI lease, commencing 4.7.17 at a current rental level of **£40,000 per annum exclusive.** 5 year review pattern.

PREMIUM

Premium offers are invited for this valuable leasehold interest.

VAT

VAT is not applicable.

MAINS SUPPLIES

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

BUSINESS RATES

Rateable value (April 2023) - £24,750

Rates payable circa - £12,375

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

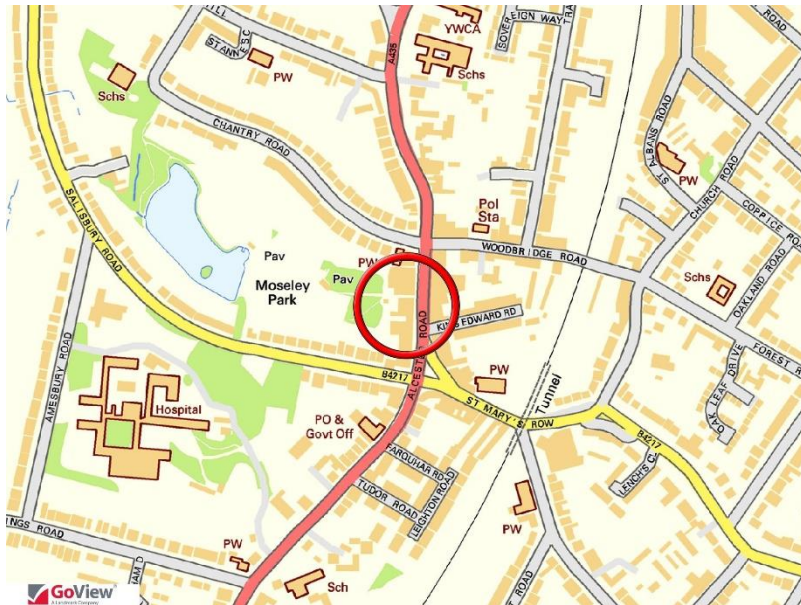
Robert Taylor BSc MRICS

T: 0121 706 7766

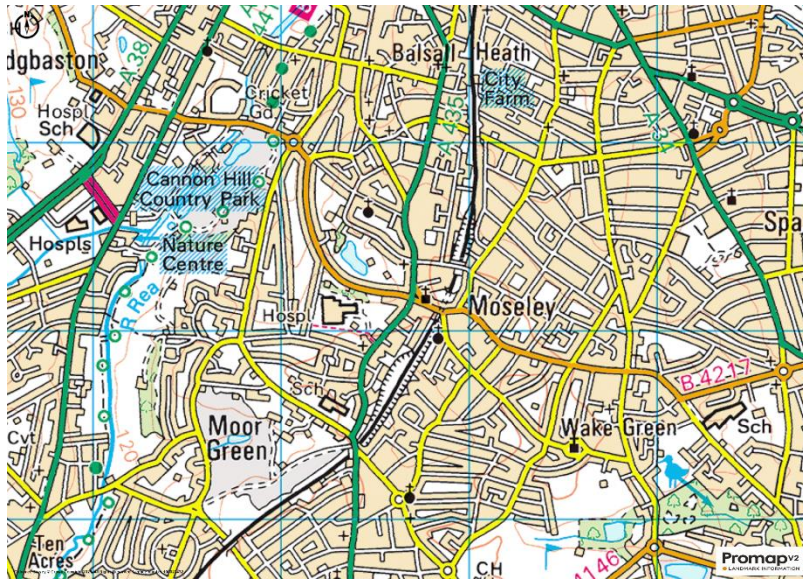
E: robert@smbsurveyors.com

SMB
Stephens McBride

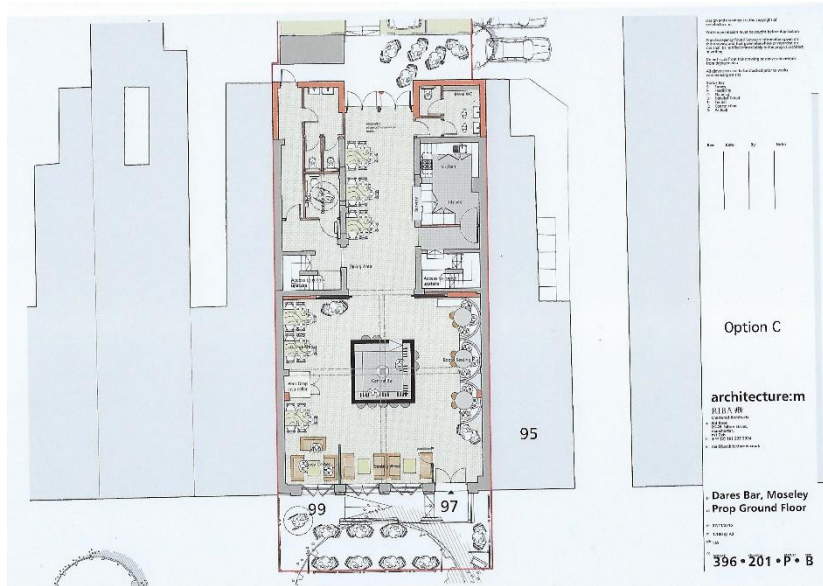
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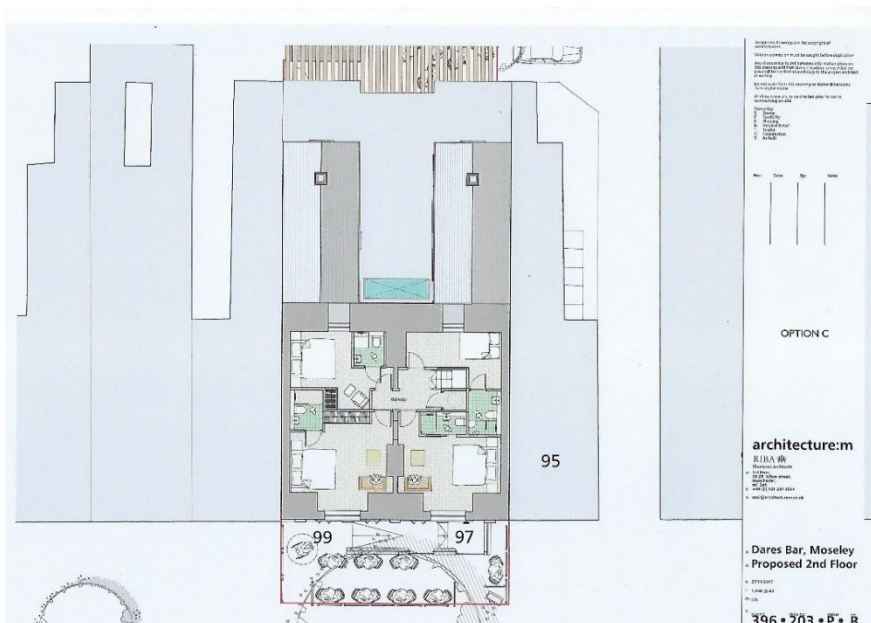
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Birmingham
City Council

Planning and Development
PO Box 28, Birmingham B1 1TU



DECISION DOCUMENT

APPLICATION NUMBER: 2019/06334/PA

TOWN AND COUNTRY PLANNING ACT 1990

BIRMINGHAM CITY COUNCIL GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS FOR THE FOLLOWING DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND APPLICATION AS NUMBERED ABOVE:

Change of use of vacant bank (Use class A2) to cafe (Use class A3) and bar (Use class A4) at ground floor and hotel accommodation (Use class C1) at first and second floor, alterations to front facade and installation of extraction system to rear

at
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Conditions that affect this development or use

- 1 Requires the scheme to be in accordance with the listed approved plans
The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers: 200 Rev B - Prop. Basement Plan, 201 Rev F - Prop Ground Floor, 202 Rev B - Proposed 1st Floor, 203 Rev B - Proposed 2nd Floor, 206 Rev B - Prop. Rear Elevation, 214 Rev B - Rear External Elevation, 305 Proposed Front Elevation. (The approved plans)
Reason: In order to define the permission in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 2 Requires the submission of sample materials
Details of the external materials (windows, doors, rainwater goods and masonry) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall be implemented in accordance with the approved details.
Reason: In order to secure the satisfactory development of the application site in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 3 Limits the hours of operation
The A3/A4 use hereby approved shall only take place between the hours of: Mondays - Fridays 0730 - 2300, Saturdays 0730 - 0100 and Sundays/Bank Holidays 0730 - 2300
Reason: In order to define the permission and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 4 Prior submission of extraction and odour control details
Details of the extract ventilation and odour control equipment, including details of any noise levels, noise control and external ducting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and operation. The development shall be implemented in accordance with the approved details and thereafter maintained.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF.

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- 5 Limits the noise levels for Plant and Machinery
The rating levels for cumulative noise from all plant and machinery shall not exceed 5db below the existing LA90 background levels and 10db below the existing Laeq at any noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent guidance or legislation amending, revoking and/or re-enacting BS4142 with or without modification.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 6 Prohibits the use of external speakers in the rear yard area.
No noise amplification equipment, including external speakers, shall be operated within the rear yard area.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 7 Prohibits the use of the rear yard after 2000
The use of the rear external drinking area shall cease at 2000 hours daily, with no public access permitted to this area after this time. The doors to this area shall be kept shut from 2000 hours daily, apart from staff access and egress cleaning/clearing purposes only.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 8 Requires external doors and windows to be closed during regulatory entertainment shall remain closed during regulatory entertainment with the exception of access and egress.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 9 Requires no music and closed doors to the link area after 8pm
All music (including background music) shall be switched off in the internal link area (the area between the main bar/restaurant and the rear outdoor drinking area) after 20:00 nightly.
Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of premises/dwellings in the vicinity in accordance with Policy PG3 of the Birmingham Development Plan 2017 and the National Planning Policy Framework.
- 10 Implement within 3 years. (Full)
The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission.
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

Date: Thursday 12th December 2019

Ian J. MacLeod

Ian MacLeod, Director – Inclusive Growth (Acting)

P.O. BOX 28, Birmingham B1 1TU

Please note
This is not a building regulation approval

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INFORMATIVE NOTE(S) (if any)

In arriving at this decision, Birmingham City Council has endeavoured to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

Water supplies for fire fighting should be in accordance with the "National Guidance Document on the Provision for Fire Fighting" published by Local Government Association and WaterUK

Please ensure that you visit the following link before commencing any development:
<http://www.water.org.uk/home/policy/publications/archive/industry-guidance/national-guidance-document/national-guidance-document-on-water-for-fire-final.pdf>

For further information please contact the West Midlands Fire Service Water Officer at
water.officer@wmfs.net

If you want to appeal this decision and to use the inquiry procedure, you now need to tell us, and the Planning Inspectorate, at least 10 working days in advance of appeal submission by emailing inquiryappeals@planninginspectorate.gov.uk and planning.appeals@birmingham.gov.uk of your intention. More information on this and a template to attach to your email can be found at <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>

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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.