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

TO LET

GROUND FLOOR ACCOMMODATION

1,230 SQ.FT/114.27 SQ.M (NET INTERNAL – GROUND FLOOR)

• Prominent position, fronting Alcester Road (A453 – main arterial route), situated at the heart of "Moseley Village"
• Within close proximity to the main inter-section with Salisbury Road/St Mary’s Row/Wake Green Road
• Situated directly opposite Sainsbury’s and Co-Op.
• Occupiers within close proximity include Dixons Estate Agents, Subway, William Hill and Corals
• Former banking hall (open plan), suitable for a variety of uses
• Off-street car parking to the rear
LOCATION

The subject premises, situated at the heart of "Moseley Village", occupies a prominent position, fronting the main Alcester Road (A435 – considerable traffic flow), situated within close proximity to the inter-section with Salisbury Road/St Mary’s Row/Wake Green Road.

Sainsbury’s and Co-op Supermarkets are located directly opposite.

Situated within relatively close proximity are various estate agents (including Dixons), a Subway, William Hill and Coral Turf Accountants.

Moseley is a densely populated residential suburb, (considerable student population), with the retail centre benefitting from a high percentage of restaurants/coffee houses/wine bars/public houses.

DESCRIPTION

The subject premises (former banking hall), provides open span, ground floor accommodation, suitable for a variety of uses (coffee house/restaurant/retail/wine bar).

Considerable basement, providing ancillary storage.

Off-street car parking to the rear.

ACCOMMODATION

Net internal - 1,230 sq.ft /114.27 sq.m
Basement - 590 sq.ft/54.81 sq.m
Total Accommodation - 1,820 sq.ft/169.08 sq.m

TERM

The property is available on the basis of a 10 year full repairing and insuring lease (5 year review pattern).

ASKING RENTAL LEVEL

£25,000 per annum exclusive, payable quarterly in advance.

USE

The property was formerly utilised as a banking hall.

We are of the opinion that the premises would also be suitable to be utilised on the basis of a coffee house/wine bar/restaurant/retail.

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

RATING ASSESSMENT

The property, as yet has not been separately assessed.

Further information is available from the sole letting agents.

VAT

VAT is not applicable.
MAINS SUPPLIES

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

OCCUPATION

Immediate occupation is available on completion of legal formalities.

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:
Robert Taylor BSc MRICS
T: 0121 706 7766
E: robert@smbsurveyors.com
97-99 ALCESTER ROAD, MOSELEY, BIRMINGHAM, B13 8DD
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.