

140 ALUM ROCK ROAD, BIRMINGHAM, B8 1HU



## TO LET

### POTENTIAL RESTAURANT/RETAIL PREMISES

8,470 sq.ft/786.85 sq.m

- Prime location in terms of the Alum Rock Road/local community.
- Prominent position/extensive frontage.
- Former church – immense character.
- Excellent footfall/substantial traffic flow.
- Surrounding areas are densely populated residential.
- Suitable to be utilised on the basis of retail or restaurant.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

In terms of the main retail centre serving the local community, the subject premises occupies a prime location.

Excellent footfall/traffic flow.

Nearby occupiers/uses include TSB Bank, Greggs, fashion, restaurants/fast food outlets and jewellery retail.

The property benefits from a substantial frontage/prominence, situated directly opposite the intersection with Edmund Road

## DESCRIPTION

The property comprises a former Church, which benefits from immense character (note attached photographs).

Viewing galleries. Ornate high ceilings. Original organ.

## ACCOMMODATION

Ground Floor – **4,900 sq.ft/452.22 sq.m**

First Floor – **3,570 sq.ft/331.63 sq.m**

Total Accommodation - **8,470 sq.ft/786.85 sq.m**

## ASKING RENTAL LEVEL

**£100,000 (One Hundred Thousand Pounds) pax**

Payable quarterly in advance.

## VAT

VAT is not applicable.

## MAINS SUPPLIES

All mains supplies are connected on a primary basis, including gas, electricity, water and drainage.

## LISTING

We would emphasise, the subject premises is not subject to any form of listing.

## TOWN PLANNING

The landlords architect/planning consultant are of the opinion, consent will be forthcoming, on the basis of change of use to either, retail or restaurant.

Further information is available from the sole letting agents.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

## **For More Information Contact:**

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**SMB**  
Stephens McBride

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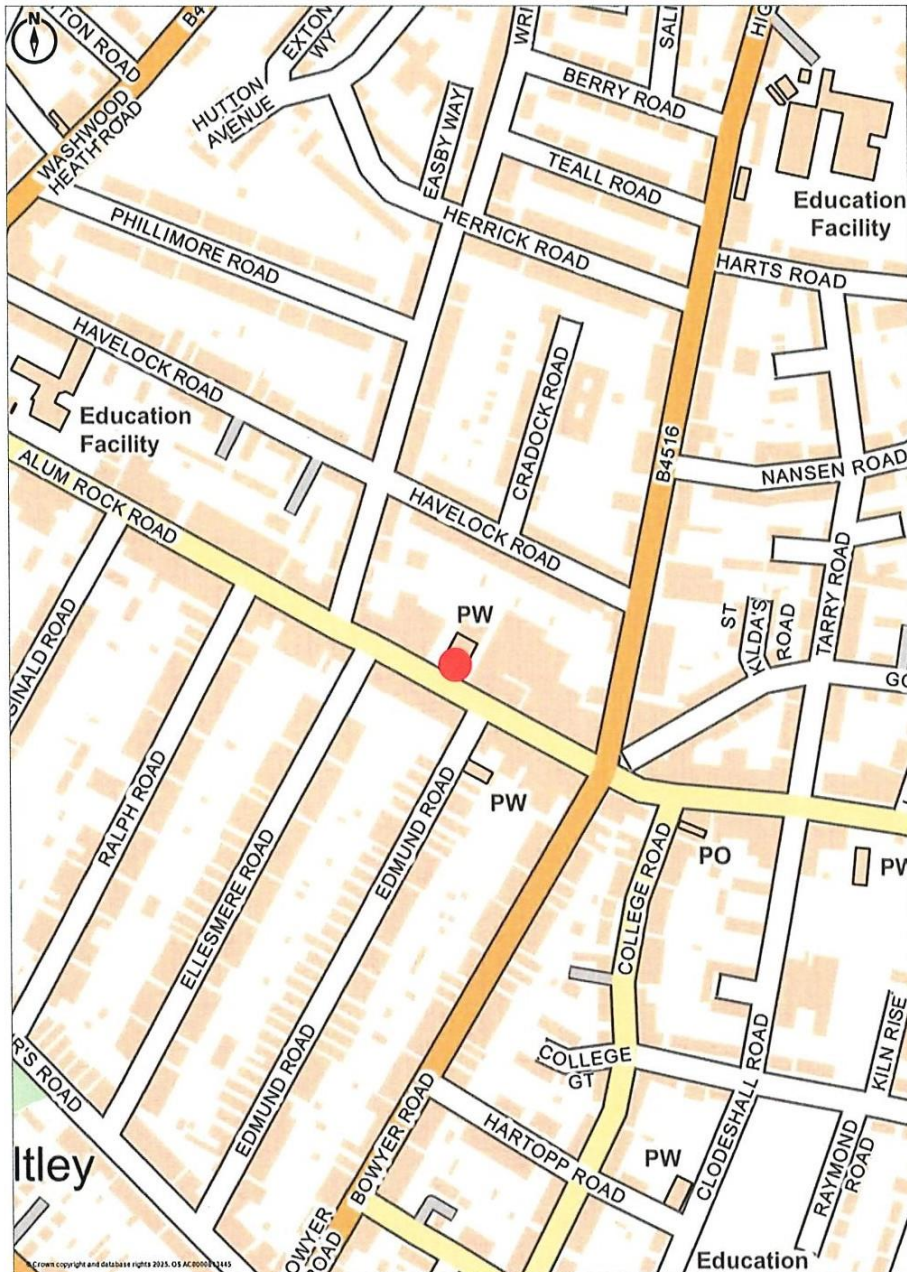


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## NOTICE

**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.