

834/838 ALUM ROCK ROAD, BIRMINGHAM, B8 2TX



FREEHOLD FOR SALE

DEVELOPMENT SITE
(Commercial & Residential)

0.3 of an acre/0.12 of a hectare

- Detailed planning consent, permitting the development of ground floor retail and warehouse, plus 5, 1 bedded apartments, at first and second floor levels.
- Extensive frontage onto Alum Rock Road (excellent footfall/traffic flow)
- Prime position in terms of the main retail centre serving the local community
- Surrounding areas are densely populated residential



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject land enjoys an extensive/direct frontage onto Alum Rock Road, situated within close proximity to the intersection with St Agatha's Road.

Prime position, in terms of the main retail centre serving the local community – excellent footfall/traffic flow.

Surrounding areas are densely populated residential.

Within close proximity to the Jamia Tus Salam Mosque (under construction).

VAT

VAT is not applicable

CONSIDERATION

Offers in excess of **£1.65M (One Million, Six Hundred and Fifty Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

SITE AREA

Circa, **0.3 of an acre/0.12 of a hectare**

Shared/communal rights of access to the rear (hatched blue).

CONSENT

Planning reference number - 2023/08599/PA

Consent has been approved to develop, at ground floor level retail & warehouse and 5, 1 bedded apartments to the upper floors.

Viewing & Further Information;

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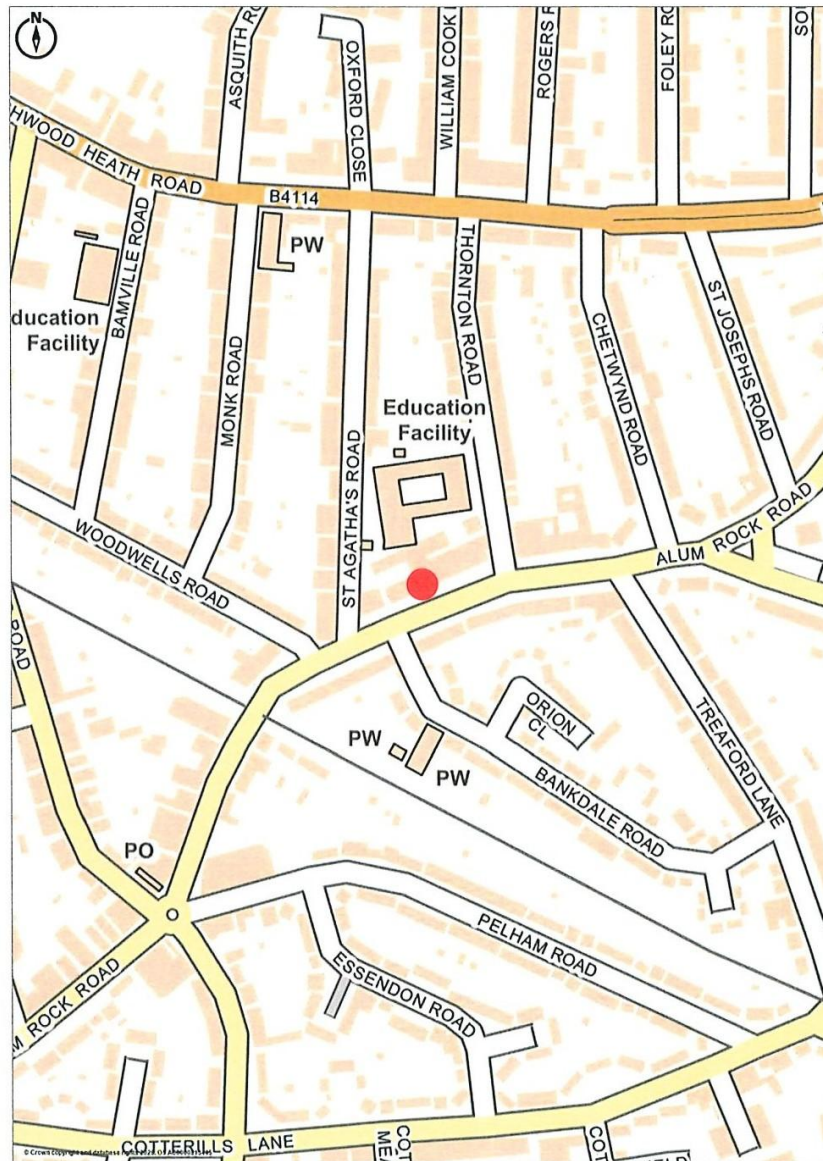
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NOTICE

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.