

48-56 BRANSTON STREET, HOCKLEY, BIRMINGHAM, B18 6BP



FREEHOLD FOR SALE

BUILDING OF IMMENSE CHARACTER (LISTED)

3,750 sq.ft/348.38 sq.m

- Planning consent approved permitting the property to be developed on the basis of 4 one-bedded apartments (upper floors) and commercial at ground floor (use Class A1/A2 and B1).
- Situated at the heart of Birmingham's famous Jewellery Quarter.
- Within close proximity to St Paul's Square (prime office location)
- Extensive frontage onto Branston Street.
- Within close proximity to various metro line railway stations.
- Circa 1¼ miles north west of Birmingham City Centre.



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LOCATION

The subject premises enjoys an extensive frontage onto Branston Street, located within close proximity to the intersection with Warstone Lane/Hall Street.

The property is located at the heart of Birmingham's famous Jewellery Quarter and is within relative close proximity to St Paul's Square (prime office location/wine bars/restaurants).

Constitution Hill/Old Snow Hill (B4100) provide direct access to Birmingham City Centre (circa 1¼ miles south east).

The property is within close proximity to various metro line railway stations (St Paul's and Jewellery Quarter).

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (2½ miles north east).

DESCRIPTION

The subject premises (located within the Jewellery Quarter conservation area), comprises a three storey structure (plus basement) of immense character.

Planning permission has been granted permitting

the upper floors to be redeveloped on the basis of 4, one-bedded, self-contained apartments and the ground floor/basement as commercial (office accommodation). (Planning Reference No. 2013/02890/PA and 2013/00197/PA).

ACCOMMODATION

3,750 sq.ft./348.38 sq.m.

CONSIDERATION

Offers in excess of **£600,000** (six hundred thousand pounds) are invited for this valuable freehold interest.

VAT

VAT is not applicable.

BASIS OF SALE

Freehold with vacant possession.

For More Information Contact:

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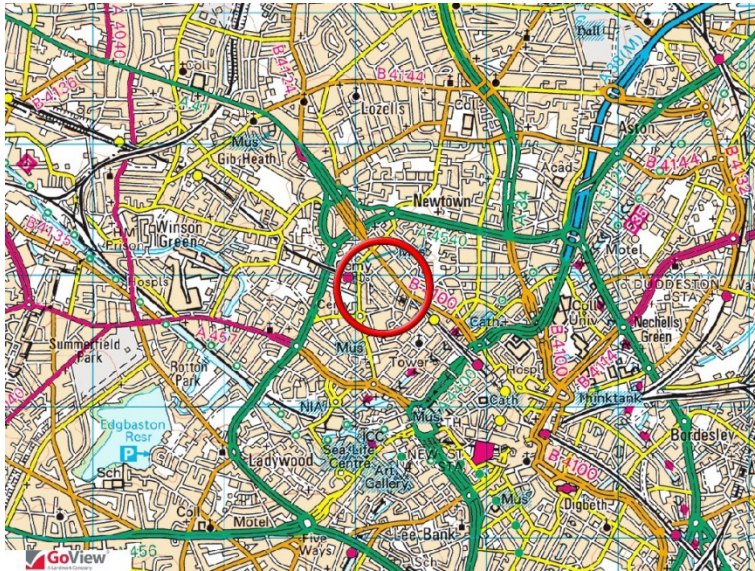
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NOTICE

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.