

19/21 SALISBURY ROAD, MOSELEY, BIRMINGHAM, B13 8JS



TO LET

4,900 sq.ft/455.22 sq.m

Suitable to be utilised on the basis of a variety of uses, including offices, multi occupancy residential, educational and medical.

- Off street car parking – 6 spaces
- Extensive gardens to the rear
- Substantial/direct frontage onto Salisbury Road (B4217) – considerable traffic flow
- Within close proximity to the heart of “Moseley Village”
- Within close proximity to Edgbaston Cricket Ground and Cannon Hill Park



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LOCATION

The subject premises enjoys an extensive frontage onto Salisbury Road, within close proximity to the intersection with Alcester Road/"Heart of Moseley Village".

Surrounding areas are predominantly residential, including Edgbaston Cricket Ground, Cannon Hill Park and Moseley Park.

Notable occupiers, located within "Moseley Village", include a Coop Food Hall, M&S, William Hill Turf Accountants and a Subway fast food outlet.

Diversity of uses, including local retail, restaurants and fast food outlets.

Main arterial routes, within close proximity, include Pershore Road, Bristol Road and the aforementioned Alcester Road.

Birmingham City Centre is situated approximately 2.5 miles due north.

DESCRIPTION

The subject premises comprise a substantial, detached, 3 storey structure, part currently utilised on the basis of an NHS medical centre (vacating February 2026) and part previously utilised on the basis of care home facility (vacant) Any interested party should make their own proper enquiries of the local planning authority.

Circa, 14 rooms/bedrooms, 6 bathrooms, 3 kitchens and 4 reception rooms.

Gas fired central heating

6, off street car parking spaces (forecourt).

Extensive garden to the rear.

ACCOMMODATION

4,900 sq.ft/455.22 sq.m

Excluding basement areas

ASKING RENTAL LEVEL

£65,000 pax, payable quarterly in advance.

TERM

The property is available on the basis of a 10 year FRI lease (5 year review pattern).

VAT

VAT is not applicable.

USE

The property is suitable to be utilised on the basis of a variety of uses, including multi occupancy residential, office accommodation, educational and medical.

MAINS SUPPLIES

All mains supplies are connected, including gas, electricity, water and drainage.

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.

Viewing & Further Information;

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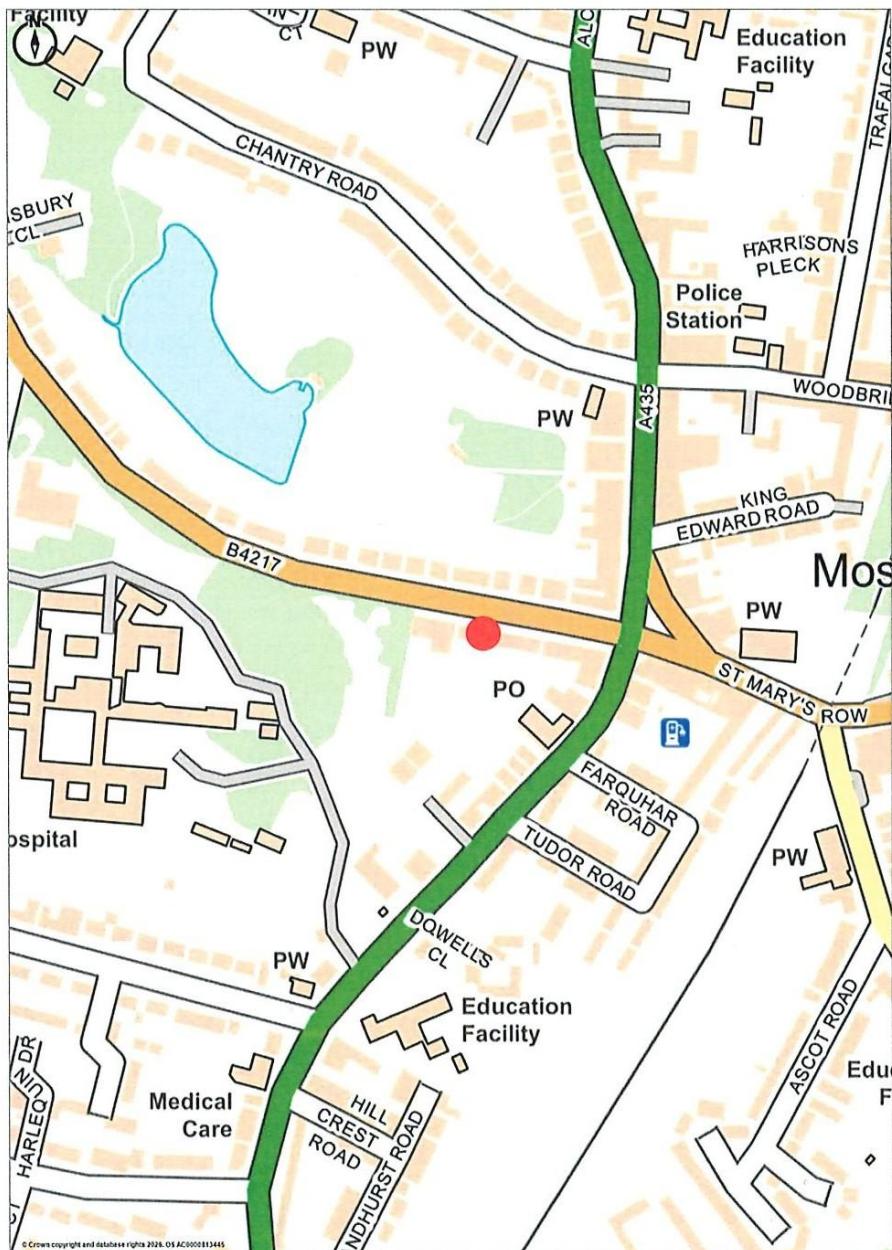
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NOTICE

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.

