84 ST MARY'S ROW, MOSELEY, BIRMINGHAM, B13 9EG (B13 9EF)



FREEHOLD FOR SALE

2 STOREY OFFICES

963 sq.ft/89.46 sq.m

- Forecourt, off street car parking
- Enclosed yard/off street car parking facility to the rear
- Suspended ceilings/recessed lighting
- Gas fired central heating
- Open plan and private offices

Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The subject premises forms part of an extremely popular, terraced parade, adjoining an M&S Food Hall and located opposite the intersection with Church Road.

A short walking distance from Moseley Village Railway Station and the main retail centre serving the local community (coffee shops/eateries/ Greggs/Subway/Weatherspoon's and a Co-op).

DESCRIPTION

The subject premises comprise mid terraced, 2 storey office accommodation.

Advantages include:

- 3, allocated, forecourt off street car parking spaces
- Enclosed/secure/surfaced, yard/off street car parking facility to the rear
- Gas fired central heating system
- Suspended ceilings/recessed lighting
- Open plan/general office at ground floor. 3 private offices at first floor
- Kitchen & toilet facilities

ACCOMMODATION

963 sq.ft/89.46 sq.m

OCCUPATION

Occupation no earlier than 31st January 2027

VAT

VAT is not applicable

BUSINESS RATES

(April 2026)

Rateable Value - **£10,000**
Rates payable circa, **£5,000 pa**

Small Business Rates Relief may apply

CONSIDERATION

Offers in excess of **£350,000 (Three Hundred and Fifty Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

Robert Taylor BSc MRICS
Surveyor
T: 07831 627 117
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Oliver Beard
Junior Property Surveyor
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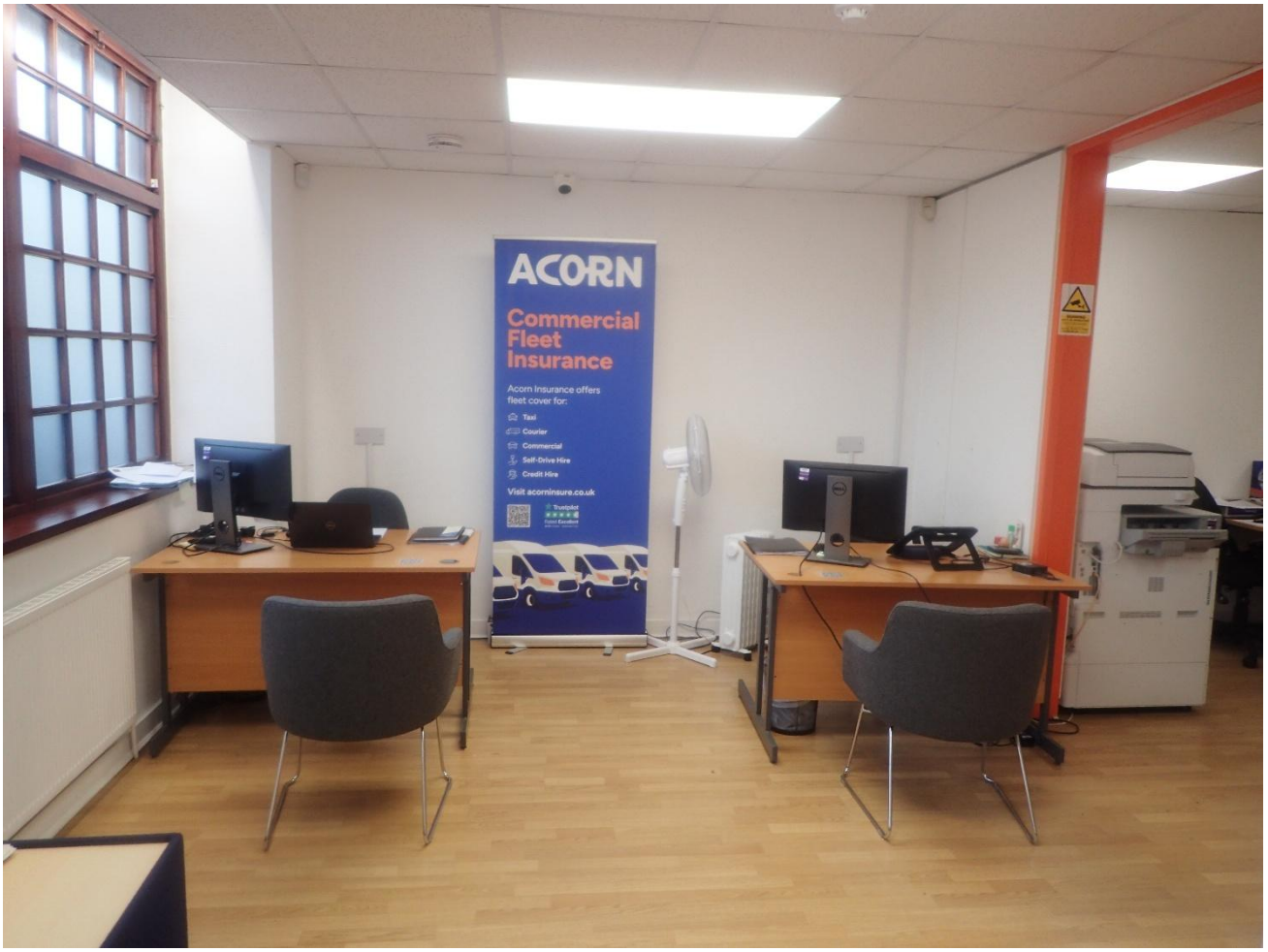

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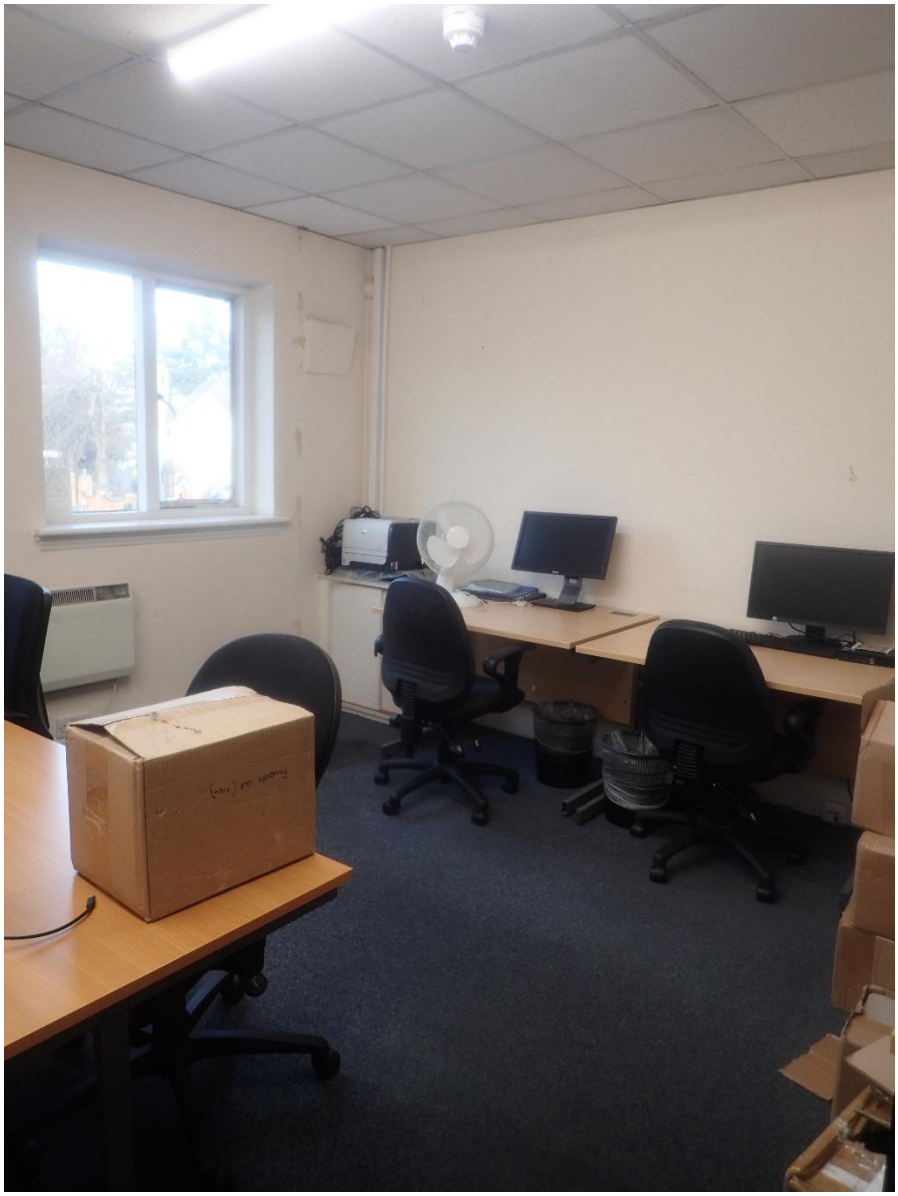

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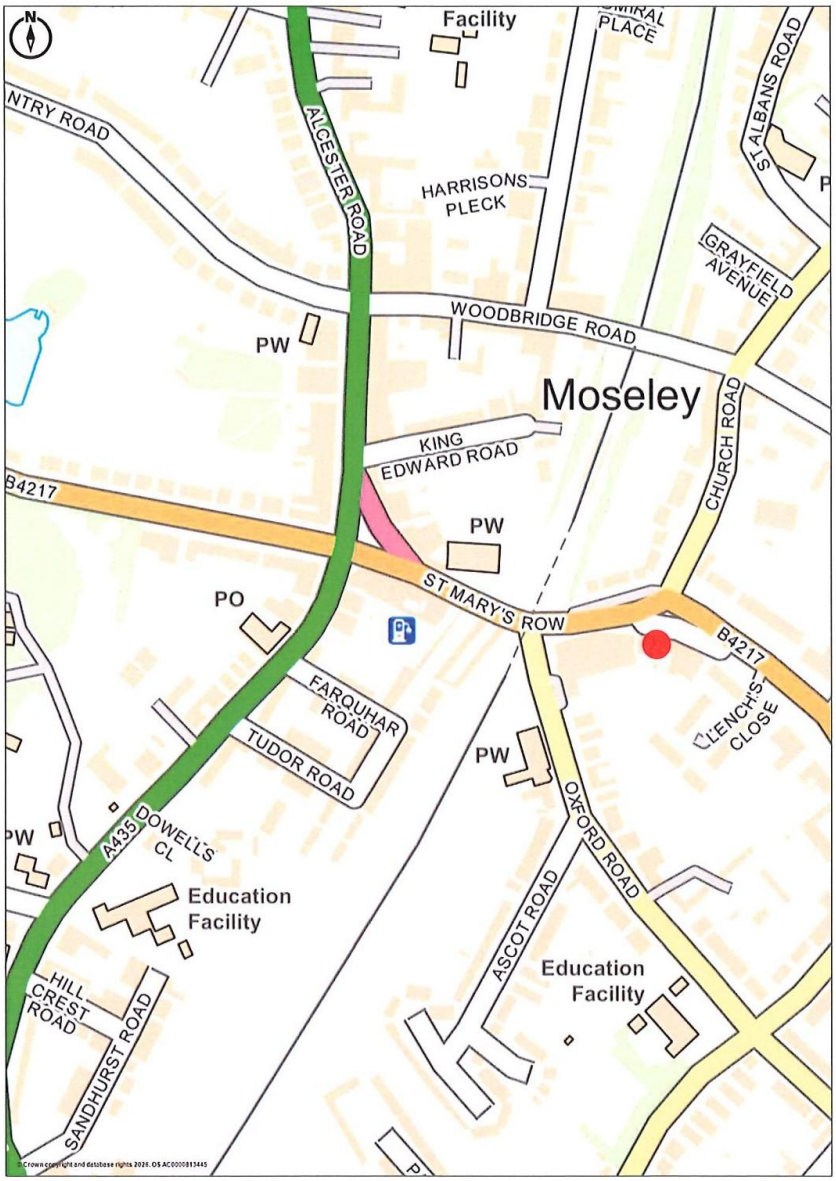

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NOTICE

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.

Stephens McBride