

57 STONEY LANE, BIRMINGHAM, B25 8RE



FREEHOLD FOR SALE

VACANT POSSESSION

6,164 sq.ft/572.65 sq.m

- Detached, 2 storey structure with workshops to the rear
- Site area – circa, 0.37 of an acre/0.15 of a hectare
- Main road frontage – considerable traffic flow
- Surrounding areas are densely populated
- Within close proximity to the Swan Shopping Centre & The Yew Tree Retail Park
- Currently utilised on the basis of a public house
- Suitable to be utilised on the basis of a variety of uses
- Forecourt parking (circa, 7 vehicles), beer garden and a further enclosed car park to the rear
- Well maintained/good condition



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

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

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LOCATION

The subject premises enjoys an extensive frontage onto Stoney Lane (A4040 - considerable traffic flow), situated within close proximity to the island intersection with Hob Moor Road and Church Road.

The Swan Shopping Centre (Tesco, Greggs, Poundland, Costa Coffee, Betfred, Shoezone, Specsavers, Peacocks, Card Factory, Sports Direct & Anytime Fitness) and the Yew Tree Retail Park (Cooperative food hall & a Boots Pharmacy) are nearby.

The property is at the heart of the main retail centre serving the local community (Lloyds Bank, Subway, Iceland, Domino's Pizza, Ladbrook & William Hill Turf Accountants).

Surrounding areas are densely populated, including various schools.

Birmingham City Centre is situated approximately 4.5 miles north-west.

DESCRIPTION

The subject premises, situated on a total site area extending to circa, **0.37** of an acre/ **0.15** of a hectare, comprises a detached, 2 storey structure, currently utilised on the basis of a public house (substantial function room at first floor).

Gas fired central heating/air conditioning. Spot lighting.

Relatively modern, workshops to the rear, accessed via a series of roller shutter doors (enclosed off street loading/car parking/yard facility), including first floor offices.

Enclosed beer garden, including a covered external seating area to the rear.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smburveyors.com

ACCOMMODATION

57 Stoney Lane

Ground floor – **2,115 sq.ft/196.49 sq.m**

First floor– **1,510 sq.ft/140.28 sq.m**

Workshops to the rear

Ground floor– **1,889 sq.ft/175.49 sq.m**

Mezzanine- **650 sq.ft/60.39 sq.m**

Total Accommodation – 6,164 sq.ft/572.65 sq.m

MAINS SUPPLIES

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

VAT

VAT is not applicable

CONSIDERATION

Offers in excess of **£1M (One Million Pounds)** are invited for this valuable freehold interest.

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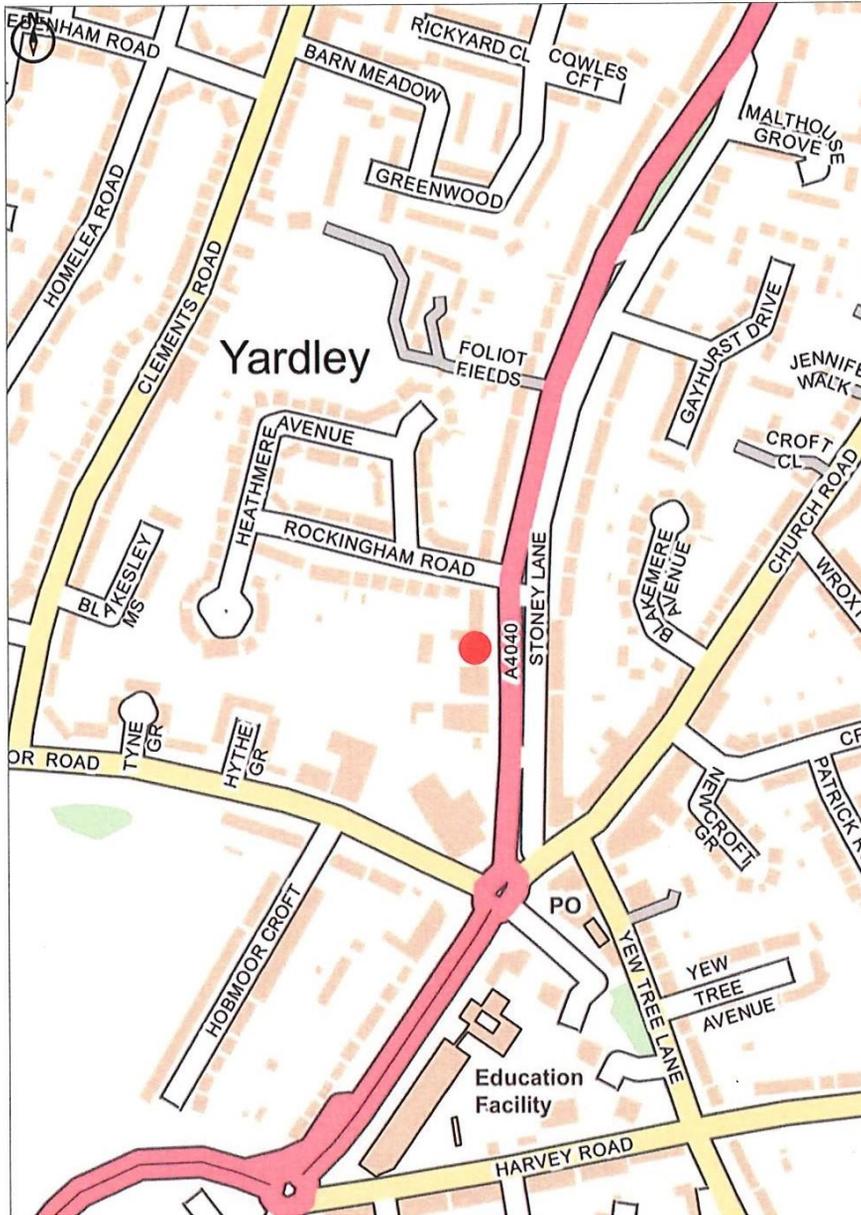
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NOTICE

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.