

WARWICK ROAD AND MANOR FARM ROAD, TYSELEY, BIRMINGHAM, B11 2HP



FREEHOLD FOR SALE

RECENTLY DEVELOPED, RESTAURANT/
FUNCTION ROOM/ SHOWROOM
FACILITY

6,582 sq.ft/611.48 sq.m

**Total Site Area - 0.8 of an acre/0.32 of a
hectare**

- Prominent corner position, situated at the intersection of Warwick Road and Manor Farm Road.
- Recently developed, open plan, two storey accommodation, of a high standard/specification.
- Further, covered seating area to the rear.
- Extensive, landscaped areas to the front.
- Secure boundary fencing.
- Circa 4 miles from Birmingham City Centre and 5 miles from Solihull.



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 occupies an extremely prominent corner position, situated at the intersection of Warwick Road (A41 – main arterial route – considerable traffic flow) and Manor Farm Road.

Surrounding areas are densely populated residential, including various industrial estates/modern business parks and retail/showroom facilities (Cousins).

Solihull Town Centre is located approximately 5 miles south east and Birmingham City Centre, 4 miles north west.

DESCRIPTION

The subject premises comprise a recently developed, two storey, open plan, restaurant/showroom/ function room facility.

Excellent natural light throughout.

Gas fired central heating.

Extensive, male and female toilet facilities.

Further covered seating area to the rear.

Extensive off-street car parking/landscaped areas to the front.

Secure boundary fencing.

ACCOMMODATION

6,582 sq.ft/611.48 sq.m

SITE AREA

0.8 of an acre/0.32 of a hectare

MAINS SUPPLIES

The property has the advantage of mains electricity, gas, water and drainage.

VAT

VAT is not applicable.

PERMITTED USE

We are of the opinion that the subject premises can be utilised on the basis of restaurant, showroom or function room facility.

Any interested party should make their own proper enquiries of the local planning authority.

ADVERTISING HOARDING

At present, income is derived from advertising hoardings in the sum of **£1,350 per annum**.

CONSIDERATION

Offers in excess of **£2 million (Two Million Pounds)** are invited for this valuable freehold interest.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

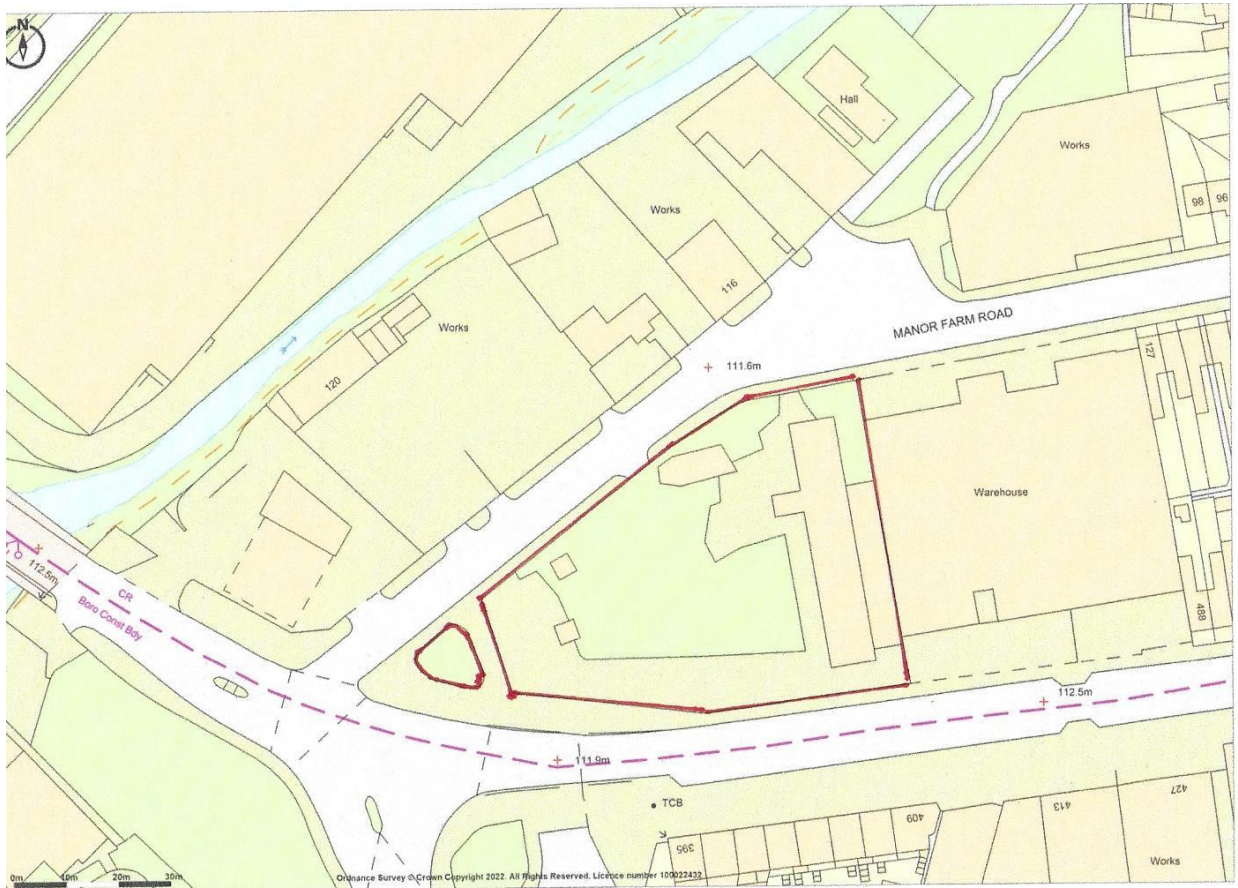
E: robert@smbsurveyors.com

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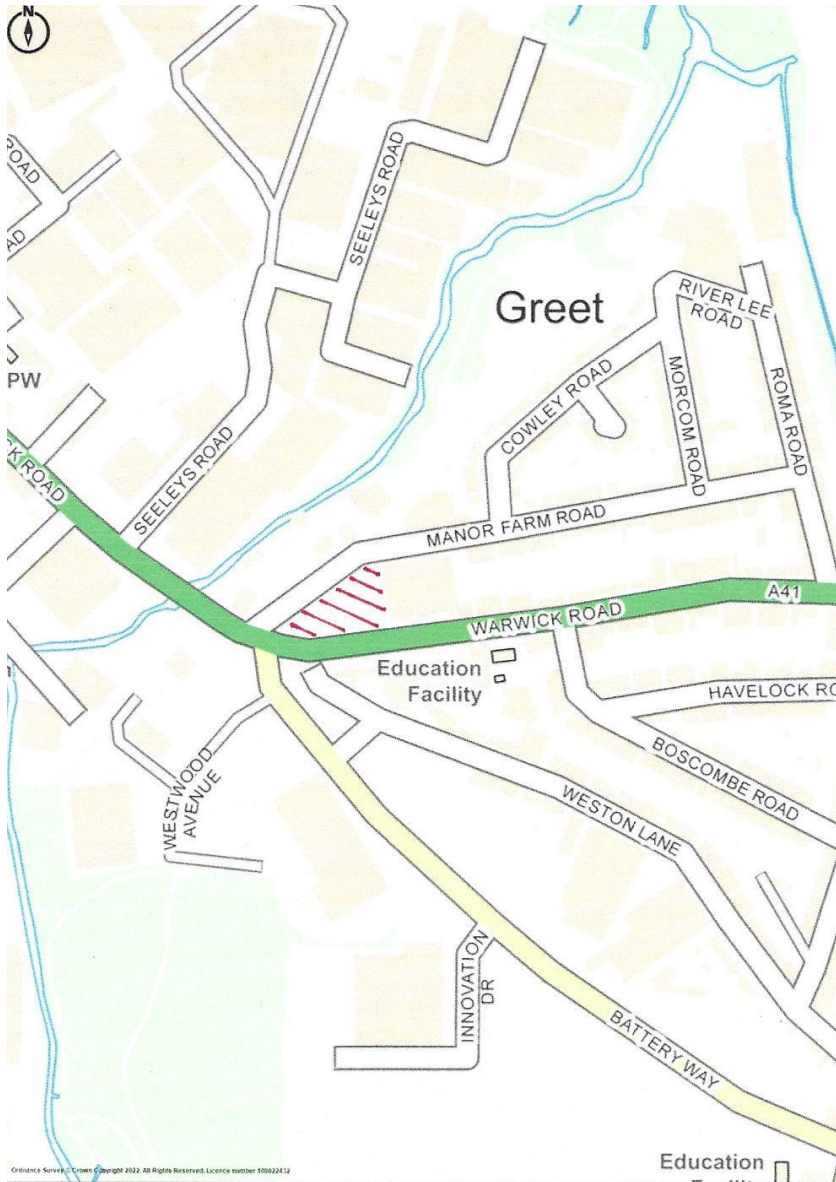
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NOTICE

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.