

FREEHOLD

FORMER DAY NURSERY PREMISES SUITABLE FOR ALTERNATIVE USE (STP)



**223 BRISTOL ROAD, EDGBASTON,
BIRMINGHAM B5 7UB**

- **Total 528 SQ M (Approx)**
- **Site area 0.38 acres**
- **Prominent position**
- **Suitable for Health Centre or other D1 uses, leisure, or potentially restaurant use subject to planning**

Location

The property is situated on the Bristol Road (A38), the main arterial road to the City Centre from the south, close to its junction with Priory Road. Birmingham City Centre is approximately 1.5 miles to the north with Selly Oak centre a short distance to the south. Edgbaston Cricket ground and Edgbaston Mill (a great 9 acre mixed use development of retail, restaurant, leisure, office, hotel and apartments) are a short walk to the east. King Edwards School, Birmingham University Campus, Queen Elizabeth Medical Centre, Edgbaston Park and Golf Course are also close by.

Description

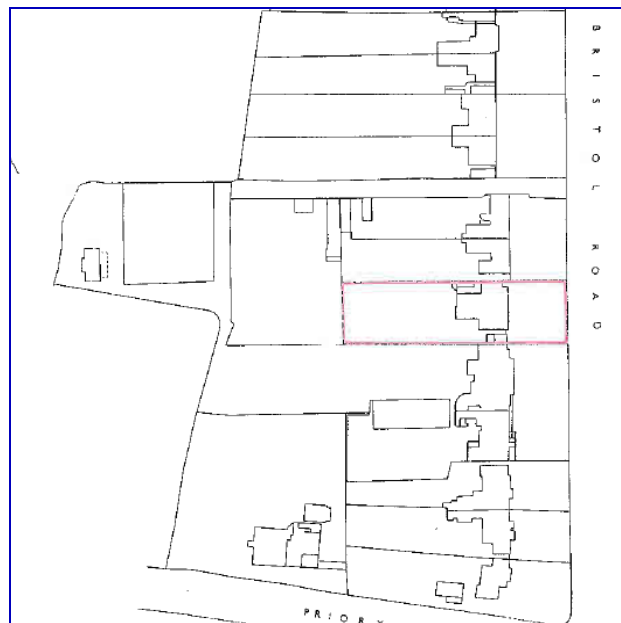
The property comprises a 2 storey detached period building adjoining similar premises and has been converted for its current use. The accommodation provides entrance lobby, reception and office, together with nurseries, kitchens, toilets and ancillary areas at ground floor level, with similar accommodation at first floor level.

A stairway from the main landing leads to an attic storage area.

Externally, the site benefits from mature trees and planted borders and provides forecourt parking for approximately 12 vehicles. The rear garden is laid out to a mixture of patio, lawn and soft rubber matting. The site is bounded by wood panelled fencing.

FLOOR AREA	Sq m	Sq ft
Ground Floor		
Nurseries	247	2,660
Ancillary	116	1,249
Ground Floor Total	363	3,909
First Floor		
Nurseries	95	1,023
Staff & Ancillary	55	592
First Floor Total	150	1,615
Attic Store	14.56	157
Cellars		
TOTAL	528	5,681

(All areas are approximate)



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Tenure

We understand that the property is freehold. Vacant possession will be granted on completion.

Rateable Value

Rateable Value: £35,750

Planning

The premises have consent for their current use as a day nursery, but may be suitable for alternative D1 uses as well as D2 leisure use and possibly A3 restaurant use subject to planning. Interested parties should however make their own enquiries in respect of the existing lawful use and alternative uses Birmingham City Council Tel: 0121 303 1111.

Price

Offers in excess of £1,000,000

VAT

All figures are exclusive of VAT unless otherwise stated.

Services

We understand that electricity, water, drainage and gas are connected to the property / site. However, interested parties are advised to make their own enquiries.

Viewing/Information

Contact: **Alfred Bartlett**

Direct Line: **0121 222 4132**

Email: alfred@bartlettproperty.co.uk



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