



FOR SALE

FORMER TREATMENT CENTRE

**245 ALCESTER ROAD SOUTH
KINGS HEATH
BIRMINGHAM
B14 6DT**



2,077 sq. ft. (192.90 sq. m.)

Approx. Total IPMS 3 - Offices

*** Total site area of approx. 0.28 acres/0.11 hectares**

*** Suitable for alternative uses (subject to planning)**





Location:

The property is located on A435 Alcester Road South in the South Birmingham suburb of Kings Heath.

The property is approximately 5 miles from Birmingham City Centre and approximately 6 miles North of Junction 3 of the M42 motorway.

Description:

The property comprises a mid-terraced self-contained brick built building.

The property is arranged over 3 floors providing cellular accommodation with the following specification:

- Painted walls
- Gas central heating
- Tile, carpet and laminate flooring.

In addition, W.C facilities are provided on each floor and a kitchen on the ground floor.

A cellar is also provided.

Externally, the property benefits from car parking to the front and rear of the property.

Accommodation:

	Sq. M.	Sq. Ft.
Ground floor	58.86	634
First floor	82.37	887
Second floor	51.67	556
Approx. Total IPMS 3 - Offices	192.90	2,077

The total site area of approx. 0.28 acres/0.11 hectares.

Tenure:

The property is available on a freehold basis with vacant possession from August 2018.

Price:

£470,000 (exclusive)

EPC:

Rating: E (111)

Business Rates:

Rateable Value (2017): £15,750

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to be responsible for their own legal costs incurred in the transaction.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Viewing:

Strictly via prior appointment with the sole agents:

**Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP**

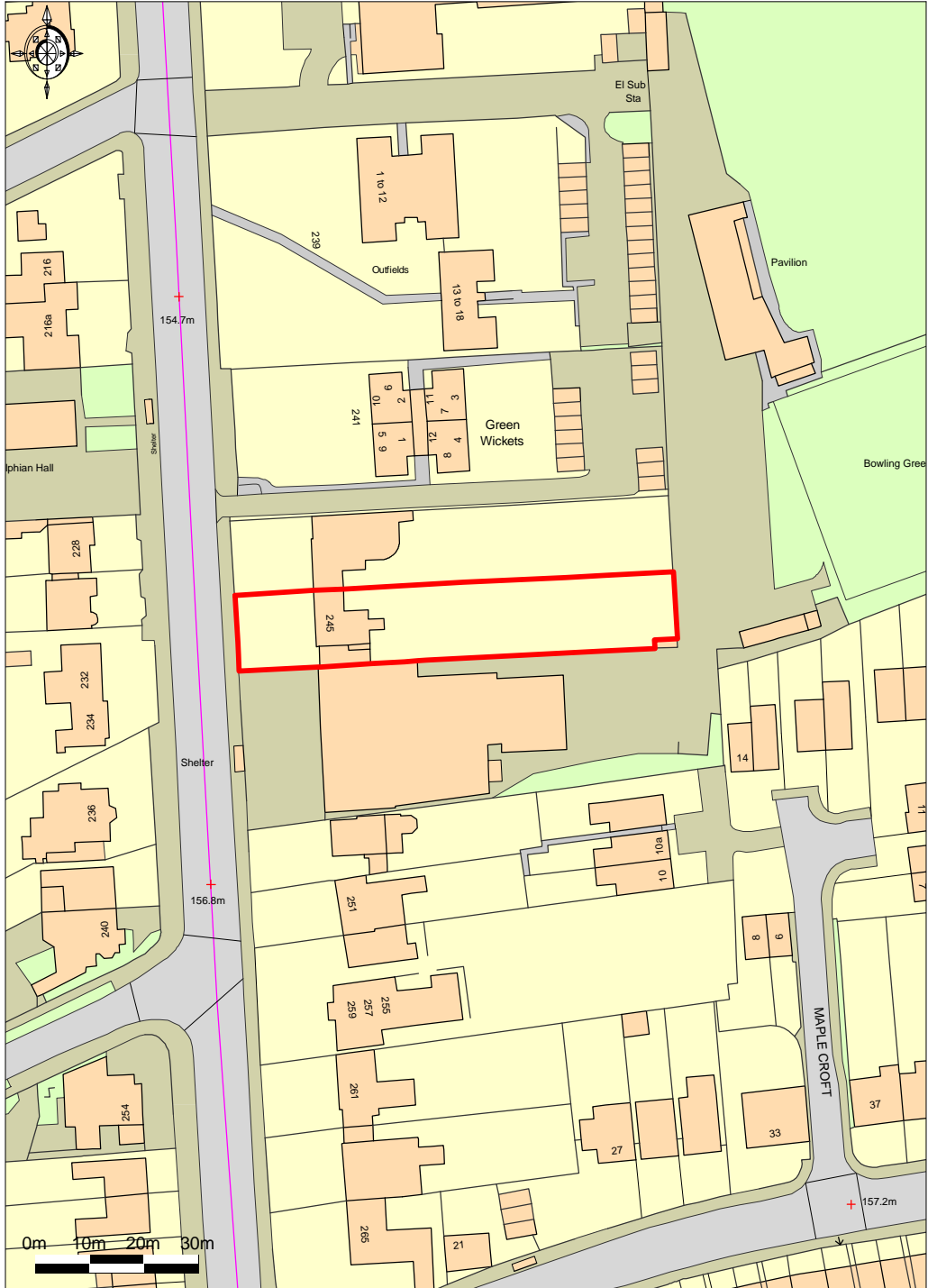
**Tel: 0121 455 9455
Fax: 0121 455 6595**

**Contact: Sara Elwell
Email: Sara.elwell@harrislamb.com**

**Ref: G5801
Date: March 2018**

Subject To Contract







245 Alcester Road South
Kings Heath
Birmingham
B14 6DT



Not to Scale
For identification purposes
only.

harrislamb
PROPERTY CONSULTANCY