



ASTON LANE SURGERY, 190 ASTON LANE, ASTON, BIRMINGHAM, B20
3HE

D1 (NON RESIDENTIAL INSTITUTIONS), HEALTHCARE, OTHER, RESIDENTIAL TO
LET | 3,000 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A prominent former doctors surgery with
planning for Hotel or Hostel (C1 Use)

- Prominent Location
 - Substantial Detached Premises
 - Character Features
 - New Gas Fired Central Heating
 - New LED Lighting
 - Car Parking
 - Planning for C1 Use
-



DESCRIPTION

The property comprises a substantial property fronting Aston Lane and formally used as a doctors surgery.

Planning consent was secured in 2023 for change of use to C1 (Hotel / Hostel) and was part fitted out for this use, including: newly installed gas fired central heating system, LED lighting and some furniture.

The property briefly comprises the following:

Ground Floor

Eight rooms along with large reception area and welfare facilities, including shower rooms.

First Floor

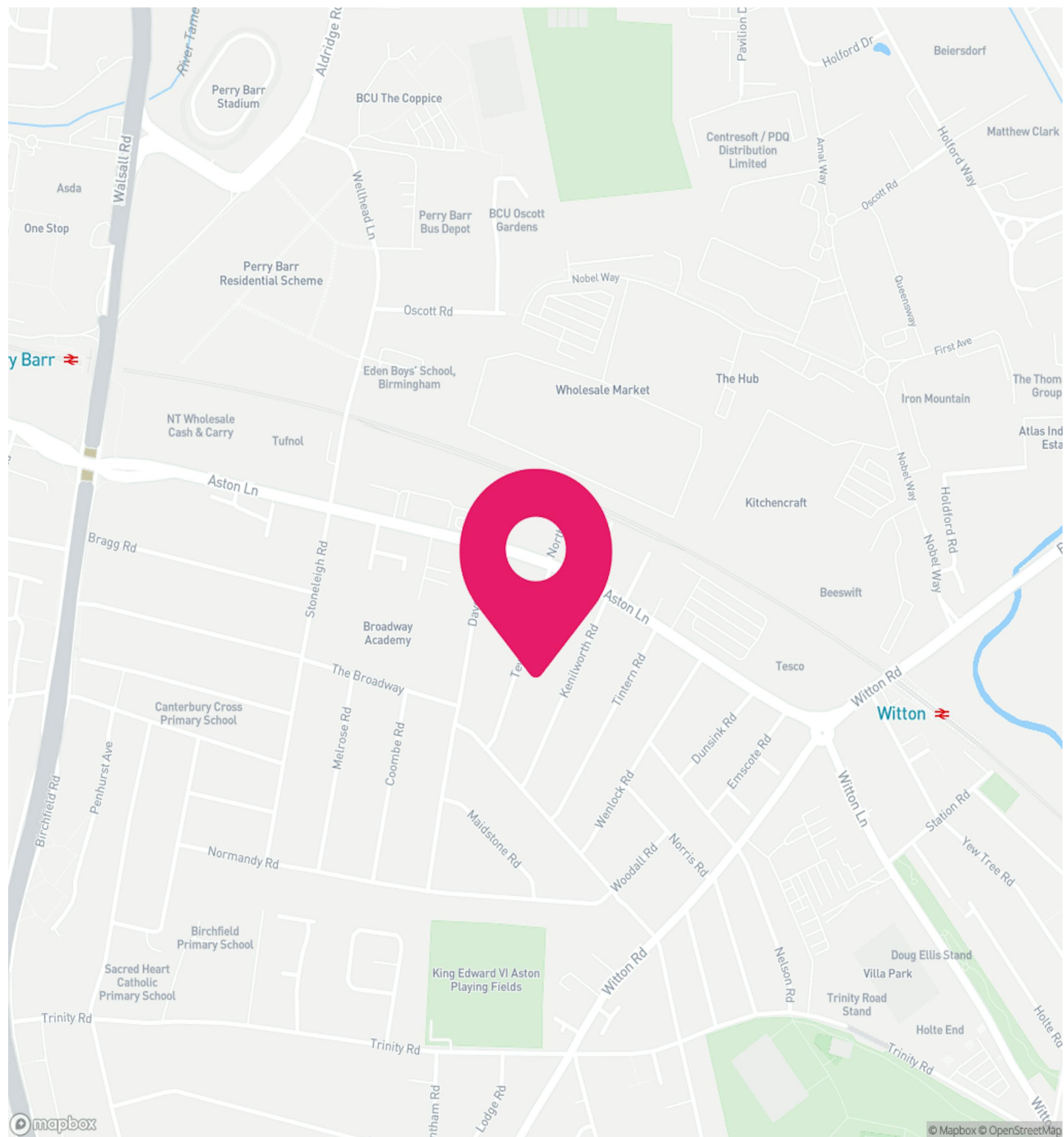
Four large rooms with storage and welfare facilities.

Externally the property benefits from a small garden area and car parking.



LOCATION

The property is located on Aston Lane at its junction with Tewksbury Road in the heart of Aston and only a short distance from Villa Park and Aston Railway Station.



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Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

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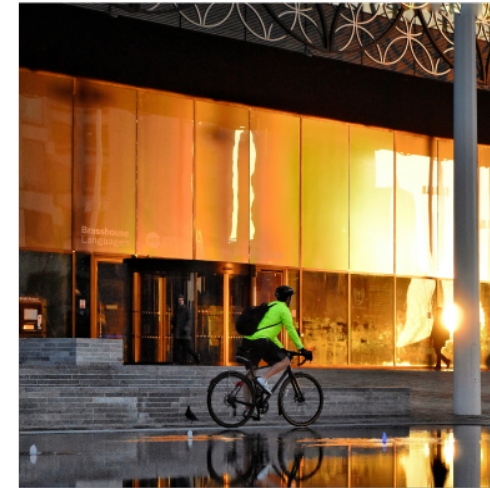
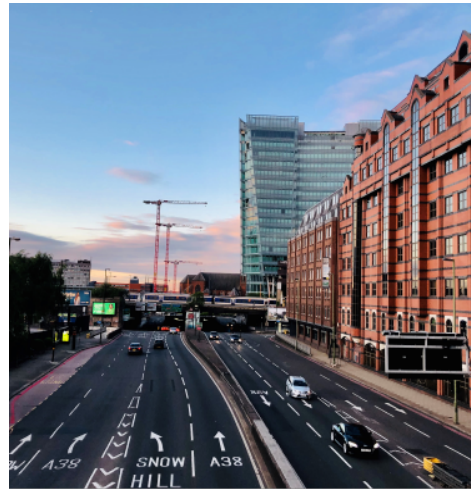
Central location, global reach: A strategic location offers quick train connections:

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- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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SERVICE CHARGE

n/a

RATEABLE VALUE

£30,000. Based on (1 April 2023) valuation

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£52,500 per annum on a new lease with length and terms to be agreed.

POSSESSION

Available Immediately

EPC

C (55)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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