

FOR SALE

FORMER DOCTORS SURGERY



**33 NEWTON ROAD, GREAT BARR, BIRMINGHAM,
B43 6AA**

- Very prominent location on the corner of Newton Road and Pages Lane
- Suitable for a variety of uses STP
- Accommodation over two floors 1,873ft² (173.96m²)
- Private car parking accessed off Pages Lane

LOCATION

The property is located on the corner of Newton Road and Pages Lane occupying a prominent corner position with a tarmac surfaced car park to the rear accessed from Pages Lane.

It is located approximately 200m from the "Scott Arms" which is at the junction of the A34 and A4041. It offers a wide range of facilities and services and is on one of the main commuter routes into Birmingham. Junction 7 of the M6 motorway is approximately 500m to the north.

DESCRIPTION

The premises were purpose built as a surgery in the mid 1960's and subsequently modified and extended in 1994 to provide more space and consulting rooms.

The original building is a two-storey brick structure under a pitched tiled roof, in addition there is a two-storey element with a flat roof which houses a stairwell.

The extension is a single storey structure thought to be of brick or blockwork with rendered elevations under a flat bitumen felt roof.

ACCOMMODATION

Description	Sq Metres	Sq Feet
Ground Floor	125.78	1,354
First Floor	48.18	519
TOTAL	173.96	1,873

RATEABLE VALUE

The Rateable Value for the premises is understood to be £8,800. Occupiers may be eligible for Small Business Rates Relief.

TENURE

The freehold interest is for sale with the benefit of vacant possession.

VAT

We understand that the Landlord has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating is 36/B valid until 6th December 2030.

ASKING PRICE

Offers are invited in the region of £385,000 for the freehold interest with vacant possession.

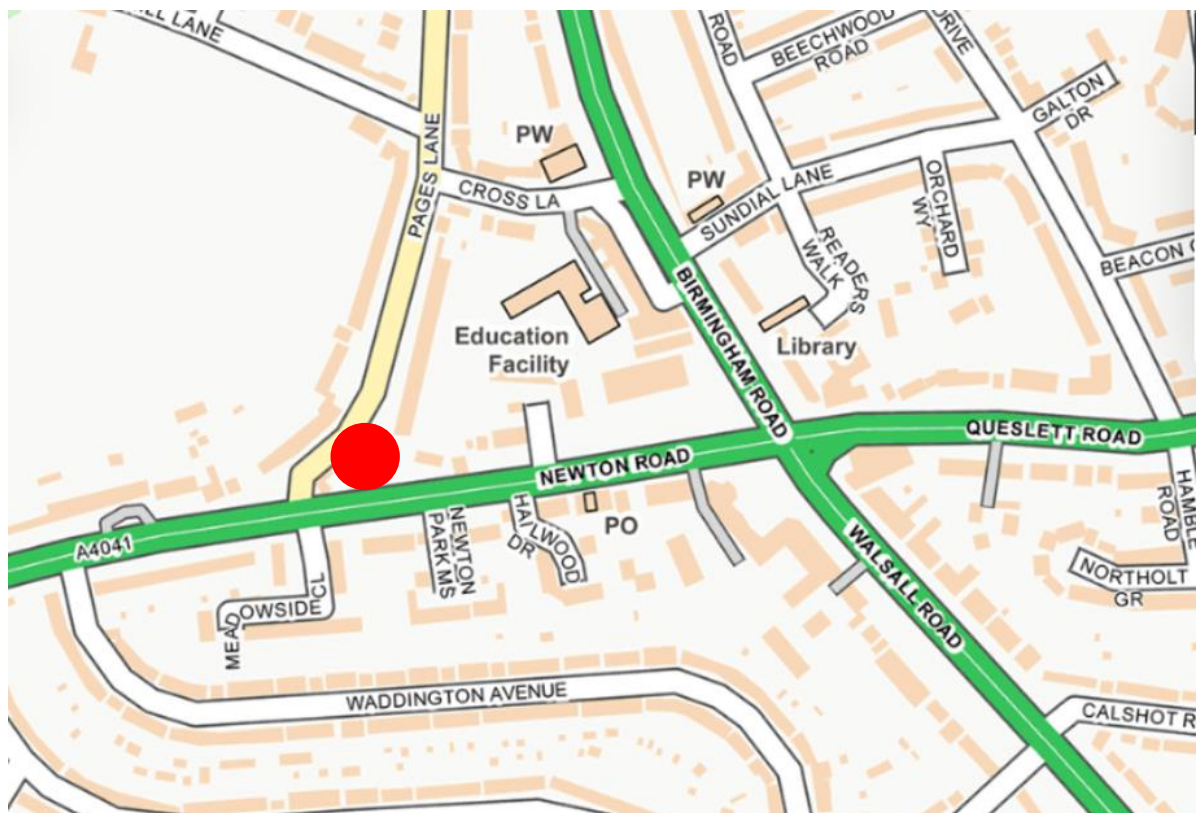
LEGAL COSTS

Each party to be responsible for any costs.

VIEWINGS

Viewing by appointment only. All enquires to First City the 'Property Consultancy' on 01902 710999 quoting reference 5164. Ask for Christopher Bywater chris@firstcity.co.uk

LOCATION PLAN



ADDITIONAL IMAGES





First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

www.firstcity.co.uk

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