

BURLEY BROWNE

www.burleybrowne.co.uk

On the instructions of The Midcounties Co-operative

PROMINENT FREEHOLD SITE AND PREMISES FOR SALE

**59 / 61 REDDICAP HILL
SUTTON COLDFIELD
B75 7BQ**



Prominent site and premises fronting Reddicap Hill

SITE AREA 0.109 ha / 0.268 acres

POTENTIAL FOR A VARIETY OF USES (SUBJECT TO PLANNING)

OFFER DEADLINE- 18TH JULY 2018

0121 321 3441

LOCATION

The site is prominently situated on Reddicap Hill, a busy link road to Sutton Coldfield town centre, just over half a mile west in a predominately residential area and within close proximity to Reddicap Trading Estate which provides a mix of industrial, office and showroom uses.

DESCRIPTION

The site provides large forecourt parking area with two detached buildings; a workshop most recently used as a Dance studio and separate Chapel of Rest, both situated to the rear of the site.

FLOOR AREAS

Workshop	111.48m ² / 1,200 ft ²
Chapel of Rest	72.03 m ² / 775 ft ²
Site area	0.109ha / 0.268 acres

PLANNING

The workshop has historically been used as a dance studio with the main building a Chapel of Rest. The site and premises have potential for alternative uses including redevelopment, subject to planning. All planning enquiries should be addressed to Birmingham City Council – Tel 0121 303 1119

TENURE

Freehold. The property will be offered with vacant possession once a sale is completed.

ASKING PRICE

Offers invited. Guide price: Offers in excess of £300,000.

OFFERS

Offers are sought by 5.30pm on Wednesday 18th July 2018

Our client will consider all bids but are not required to accept the highest or any of those offers provided to them.

An offer form is available from Burley Browne and should be completed in full, with details of the level of offer, funding provisions as well as any conditions attached to the offer.

PROPERTY INFORMATION PACK

A Property Information Pack will be available for those that register serious interest and will include:

- Asbestos Report
- Site Plan
- Energy Performance Certificate
- Title Information.

BUSINESS RATES

59 Reddicap Hill - Workshop

Rateable Value - £2,950

61 Reddicap Hill - Chapel of Rest

Rateable Value - £6,000

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, although it is anticipated VAT will not be payable in this instance.

VIEWING

Strictly by arrangement, please contact Burley Browne on 0121 321 3441

Block Viewings are to take place on the following dates and prior appointments should be made with the agents. Only pre-registered parties will be allowed access at these dates and times.

Tuesday 19/06/18 - 2.00pm to 3.00pm
Thursday 21/06/18 – 11.30 am to 12.30pm
Tuesday 26/06/18 – 8.30 am to 10.00 am
Thursday 28/06/18 - 3.30pm to 4.30 pm
Thursday 05/07/18 - 10am to 11am
Thursday 12/07/18 - 10am to 11am
Tuesday 17/07/18 – 10.00am to 10.30am

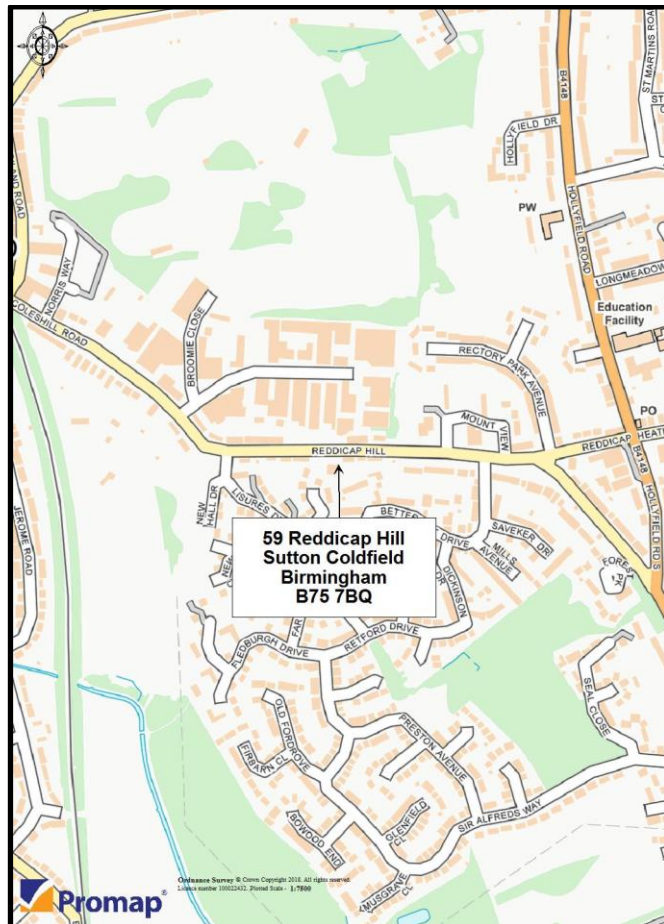
FURTHER INFORMATION

Contact:

David Hemming on 0121 321 3441



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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
Registered in England No. 5488324
Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk