



1925

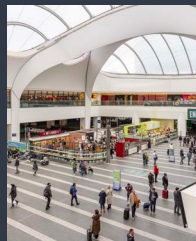
Built in 1903 as an education facility and located in the heart of the desirable Birmingham suburb of Bournville. The freehold property is arranged over ground and first floor, extending to 34,172 sq ft.

With the property being a 14 minute walk to Bournville train station and a 16 minute drive to the M42 it's well positioned for great connectivity to the city centre and further regions.

Location

Bournville is an affluent Birmingham suburb located just 4.05 miles to the south west of Birmingham City Centre. Bournville provides easy access to Birmingham City Centre via the A38 or A441 Pershore Road in just 15 minutes.

Bournville is a predominantly residential area developed in the 19th Century to provide housing and amenities for the newly developed Cadbury factory. Bournville is world renowned as the home of Cadbury and is the home of Cadbury World a national tourist attraction. As Bournville has grown and developed in both size and affluence, the area has become a desirable suburb of Birmingham predominantly for families and young professionals due to the quality of housing, amenity offering and proximity to the city centre.





Maple House

Maple House was constructed in 1903 as a School of Art and operated until 2013. The building is currently referred to as Birmingham City University International College (BCUIC), which provides pathways for undergraduate and postgraduate degrees for international students. The property is accessed via a Grade II listed Gatehouse. The remainder of the property is not understood to be listed. The property is arranged in an attractive courtyard formation with accommodation over predominantly ground floor but with some first floor accommodation.

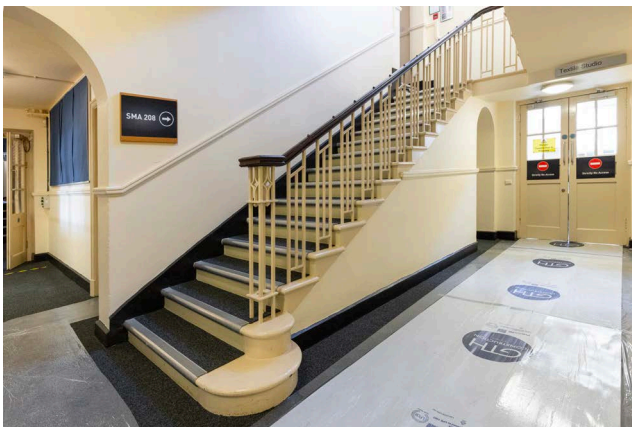
The building benefits from a mix of specifications and retains many period features:

- Parquet flooring
- Interlinking buildings
- Suspended fluorescent lighting
- Classroom and workshop facilities

The property has been measured in accordance with the RICS Code of Measuring Practice (6th) Edition and provides the following Gross Internal Areas:

Floor	Area (Sq m)	Area (Sq ft)
Ground	2,492.9	26,833
First	681.8	7,339
Total	3,174.7	34,172

The total site occupies 1.12 acres





Business Rates

Rateable Value: **£100,000**

NB This is not the rate payable.

All parties are advised to contact the local rating authority in relation to Business Rates enquiries

EPC

EPC Rating D-77

Tenure

The property is freehold.

There is currently a restrictive covenant on the title limiting the building use for Education purposes.

VAT/SDLT

VAT and SDLT will be applicable to the transaction.

Planning

The premises currently falls within use class class F1 Learning and non-residential institution.

All parties are advised to contact Birmingham City Council in relation to planning enquiries.



Birmingham

Birmingham is the UK's second city with a population of 1.149 million (2019 Office for National Statistics estimate). With a GDP of £121 billion, it is the largest regional economy in the UK outside of London and the 10th largest city economy in Europe.

Birmingham is one of the youngest cities in Europe with under 25's accounting for almost 40% of its population.

Birmingham has one of the largest regional labour pools in the UK with 4.3 million people of working age living within an hour's drive of the city centre. The business and financial services sector in Birmingham is the second largest in the UK and employs over 340,000.

The city produces around 30,000 graduates each year from its three top class universities. There are 20 universities within an hour's drive, producing 112,800 graduates per year, 60,000 of which are business, technical or science students.

Birmingham is one of the leading cities for events in Europe, accounting for around 40% of the UK's conference and exhibition trade each year with facilities such as the National Exhibition Centre and the International Convention Centre, the city accounts.

In addition the city boasts more Michelin starred restaurants than any other English city outside of London. Furthermore, 2017 has seen the announcement of 3 more restaurants backed by Michelin starred chefs.



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Every Year

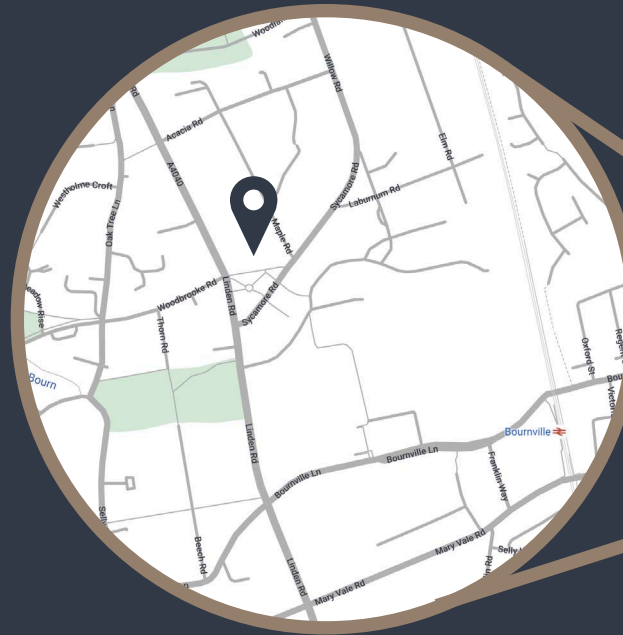


Location



Bournville Station	0.6 miles	4 minutes	13 minutes
Cadbury World	0.2 miles	2 minutes	2 minutes
Bournville Park	0.3 miles	2 minutes	5 minutes
Grand Central	4.2 miles	15 minutes	29 minutes
The Bullring	4.1 miles	15 minutes	34 minutes

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