

BIRMINGHAM

24-25 Calthorpe Road,
Edgbaston, B15 1RP



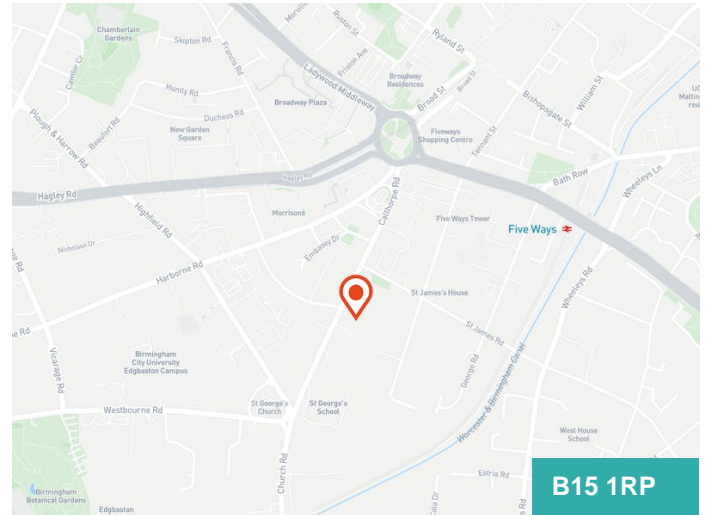
D1 (NON RESIDENTIAL INSTITUTIONS) / OFFICE FOR SALE

3,852 TO 8,724 SQ FT

- Attractive Grade II listed period building
- Prestigious Edgbaston address
- 10 allocated car parking spaces
- Available with vacant possession
- Potential for B1/D1 use, subject to the necessary consents

Rare opportunity to purchase an attractive period building in the affluent Birmingham suburb of Edgbaston

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Summary

Available Size	3,852 to 8,724 sq ft
Price	Offers in excess of £1,500,000 For the whole
Rates Payable	£4.46 per sq ft
Rateable Value	£76,000
Estate Charge	£288.84 per annum Ground rent
EPC Rating	D

Description

24-25 Calthorpe Road is an attractive, Grade II listed period property and forms part of a larger development. The buildings are self-contained, providing a variety of large and small rooms across ground, first and second floors with ancillary basement accommodation and 10 allocated car parking spaces. The properties have most recently operated as a clinic with D1 consent. Although planning permission is in place, consent for this use from the Calthorpe Estate was specific to the previous user and revised consent would need to be sought.

Location

24-25 Calthorpe Road is located in the popular and affluent suburb of Edgbaston, a vibrant leisure and lifestyle location popular with both professional businesses and medical practitioners. It is outside the Clean Air Zone and High speed broadband is available in the area.

The property is within 2 miles of Birmingham City Centre, with Five Ways railway station just a short walk providing a 3 minute service direct in to New Street station. The Edgbaston Village Metro Stop will further provide direct links in to the City when it opens 2021/2022. Junction 5 of the M5 motorway is approximately 5 miles to the west.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Building - 24	4,872	452.62	Available
Building - 25	3,852	357.86	Available
Total	8,724	810.48	

Viewings

All viewings by appointment only via the joint agents

Terms

Available to purchase on a long leasehold basis or alternatively to lease for a term of years to be negotiated.

Tenure

The buildings are held by way of a long leasehold for a term of 125 years expiring on 29th September 2107

Anti-money laundering requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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