



Sutton Coldfield Police Station
Lichfield Road, Sutton Coldfield B74 2NR

PRIME DEVELOPMENT OPPORTUNITY (STPP)

39,737 sq ft (3,691.7 sq m) on site of approx 1.153 acres (0.466 ha)

- Close to all amenities, Sutton Coldfield railway station approx ¼ mile
- Affluent residential area
- Prominent position

FOR SALE
FREEHOLD

Sutton Coldfield Town Centre offers a variety of shops, bars and restaurants.

Sutton Park is a 2,400 acre National Nature Reserve with open heathland, woodlands, 7 lakes, wetlands and marshes. It is the largest urban park in Europe and includes many attractions and sports facilities including **Wyndley Leisure Centre**.

Sutton Coldfield College is a further and higher education college offering A levels, vocational, professional courses and apprenticeships.

Sutton Coldfield Railway Station is situated on the Cross-City line with direct access to Birmingham, and Lichfield.

New Police Station fronting Anchorage Road, is a newly refurbished facility for the local area.



Sutton Coldfield Police Station is located on Lichfield Road (A5127), which is the main arterial route through Sutton Coldfield to Birmingham and Lichfield

The town is located 8 miles north east of Birmingham city centre, 11.5 miles east of Walsall and 8.4 miles south west of Tamworth.

The town benefits from excellent road communications with the M6 (J6/7) and the M6 Toll motorway in close proximity providing access to the M6 North. J9 M42 is within 5 miles offering good access to the national motorway network.

Description

The principal building is arranged over 4 storeys and comprises:

- reception
- offices
- locker rooms
- custody suite
- holding cells
- ancillary storage

Outside is a separate single storey storage block.

Parking space to the front and rear. Single point of vehicular access from Lichfield Road.

Floor Areas

The total gross floor internal area is 39,737 sq ft (3691.7 sq m) on a site of approximately 1.153 acres (0.466 hectares).

Tenure

The building is available Freehold For Sale. Further details available on request from the agents

The Opportunity

The site is available on a freehold basis, please contact the agents for detailed planning report, floor plans, asbestos reports, electrical reports, gas certificates, decommissioning certificates.

Price

Offers are invited for the freehold interest. Please contact the agents.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

Planning

We understand that the premises have been used as a police station with custody suite and holding cells. This operation is classed as Sui Generis within the Town and Country Planning (Use Classes) Order. Interested parties are advised to make their own enquiries with Birmingham City Council Planning Department.

Business Rates

To be re-assessed.

VAT

All offers are to be exclusive of VAT which may apply.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





Sutton Coldfield Police Station
Lichfield Road, Sutton Coldfield B74 2NR





Sutton Park

Four Oaks Estate

Station

Mere Green

LICHFIELD/M42/M6 TOLL

A5127

Bishop Vesey Grammar School

Four Oaks Estate is an affluent residential area considered by many to be one of the most desirable locations in the Midlands.

Mere Green is a small commercial centre in Four Oaks providing a mixture of independent and national shops, bars and restaurants.

Bishop Vesey Grammar School is a selective state school with academy status

Four Oaks Railway Station is situated on the Cross-City line with direct access to Birmingham.



SAT NAV: B74 2NR
 /// shots.times.star



FURTHER INFORMATION

For further information please contact:

0121 233 2330
KWB
 kwboffice.com

Martin Cook
 07768 166005
 mcook@kwboffice.com

KWB for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of KWB has any authority to make or give any representation or warranty whatever in relation to this property. Photos taken June 2024. Designed and Produced by Q Squared Design Limited. Tel: 01789 730833