

FOR SALE

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

**FORMER PUBLIC HOUSE WITH
RE-DEVELOPMENT POTENTIAL (STP)**

**THE CROSS KEYS, 15 HIGH STREET,
ERDINGTON, BIRMINGHAM, B23 6RG**



4,871 SQ FT (453 SQ M)

- **FORMER LICENCED PUBLIC HOUSE**
- **SUITABLE FOR REDEVELOPMENT STPP**
- **SITE AREA 0.24 ACRES (0.097Ha)**
- **FREEHOLD TITLE**

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

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Please call for more information **t: 0121 285 3535** **m: 07929 410 481**

Location

The property lies in a prominent location in Erdington which is a suburb of Birmingham in the West Midlands. The premises are situated on the junction of High Street (A5127) and Station Road (B4531) in a mixed-use area comprising of residential and commercial premises.

Birmingham City Centre lies 5 miles south west of the subject premises with the A38(M) Aston Expressway approximately 2 miles South West.

Description

The premises comprise of a two-storey detached building of brick construction surmounted by a pitched tiled roof. Internally, the accommodation is arranged over two floors with an external courtyard to the rear. There is parking available to the front and side.

Accommodation

Floor	SQ FT	SQ M
Ground Floor	2,357	219
First Floor	1,378	128
Basement	1,135	106
Total	4,871	453

Planning

We have been informed that planning permission has previously been granted for A4 (Drinking Establishments) use.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Energy Performance Certificates

Details available upon request.

Tenure/Price

The freehold interest is available at a quoting price of £550,000 subject to contract.

Business Rates

The property is currently listed within the 2017 rating listing as have a rateable value of £43,000. Rates payable will be in the region of £21,113 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT

We understand that the property is elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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