

Moseley Street, Digbeth, Birmingham, B12 0RY



FOR SALE

Trading Licensed Premises with Development Potential

Total (GIA): 3,671 ft² (336.04 m²) on 0.126 acres (approx.)

Location

The property is located in the Digbeth area of central Birmingham, within easy walking distance of the Bullring and other city centre amenities.

Surrounding uses include a mix of residential apartment schemes, various commercial / manufacturing premises, public houses and offices.

J6 of M6 motorway is located some 3.6 miles distant and junction 3 of the M5 motorway is located .74 miles distant via Hagley Road West and Quinton Expressway.

Birmingham International Airport is located approximately 9 miles from the subject premises via A45.

Description

The property comprises of a licensed public house which provides ground floor leisure space with gardens and lean-to extensions to the rear and side elevations.

The first floor provides residential accommodation including 5 bedsits, which are currently let on ASTs.

The space benefits from communal kitchen, WCs, and shower rooms.

The vendor has received pre-planning advice for the demolition of the existing building with a replacement 6-storey building comprising of 22 x two-bedroom apartments and a ground floor commercial unit with pleasant outlook onto a courtyard.

Accommodation schedules and drawings available upon request.

Accommodation

Ground Floor	2,187 ft2	203.18 M2
First Floor	1,118 ft2	103.87 M2
Cellar	312 ft2	28.99 M2
Total	3,617 ft2	336.04 M2

Tenure / Price

None quoting.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Services

The property has the benefit of all mains services located on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Legal Costs

Both parties will be liable for their own legal and surveyor's fees incurred during the transaction.

Energy Performance Certificate

Available upon request from the agent.

Rateable Value

The premises benefit from small business rates exemption.

Viewing

Strictly on a confidential basis with the sole agent Siddall Jones on 0121 638 0500

