

**Granton Medical Centre, 114 Middleton Hall Road,
Kings Norton, Birmingham, B30 1DH**



TO LET

Former Doctors Surgery Suitable for a Variety of Uses

Net Internal Area: 4,026 ft² (374.02 m²) approx.

Location

Positioned on the corner of Middleton Hall and Selly Oak Road; the premises occupies a prime position which may be suitable for a multitude of uses (subject to planning).

The property is positioned just a 5-minute walk from the nearby Kings Norton train station which gives a quick and convenient link into the city centre (approximately 15 minutes) and just a short walk from Cotteridge high street. This is an extremely convenient location with plenty of local amenities and easy links into and out of the city.

The area is also famed for its green areas with central Bournville being a short walk away along with Kings Norton park.

Local motorway links are both quick and convenient with both the M5 and M6 motorways being a short drive from the premises.

Description

Located on the Kings Norton / Bournville border this impressive property was previously operating for over 100 years as a doctor's surgery.

This stunning property proudly displays the 'arts and crafts' style for which the area is famed and is spread over 3 floors featuring over 4,000 ft² of internal space.

Whilst the property has been used as a doctor's surgery since the early 1900's it retains mainly of the original features and is full of the scale and grandeur that make these period residences so special.

Granton surgery benefits from wonderful high ceilings, large character windows throughout and beautiful staircases joining the various floors.

Surrounding the property is a sizeable, gated carpark with a private and peaceful courtyard area to the rear.

As you would expect of a property of this nature there are a multitude of consulting rooms along with a large entrance lobby / waiting room.

Accommodation (Net Internal Area)

Ground Floor	2,346 ft ²	217.94 m ²
First Floor	1,260 ft ²	117.05 m ²
Second Floor	420 ft ²	39.01 m ²
Total (NIA)	4,026 ft²	374.02 m²

Rental / Terms

The property is available to let on a new lease with length to be agreed at £42,250 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which may be payable.

Rateable Value

RV: £39,000

Rates Payable: £19,500 approx.

Planning Use

We understand the property has planning permission under Use Class E.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We understand all main services are connected to the property.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

Legal Costs / Availability

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

The property is immediately available following the completion of legal formalities.

