



- **20 bedroom** closed care home.
- Previously registered for 21 places.
- Substantial managers living accommodation.
- Suitable for a variety of uses STP.
- Immediate **vacant possession**.
- **Freehold**.

► **St Michael's Care Home** | 251 Warwick Road | Solihull | B92 7AH

sw.co.uk



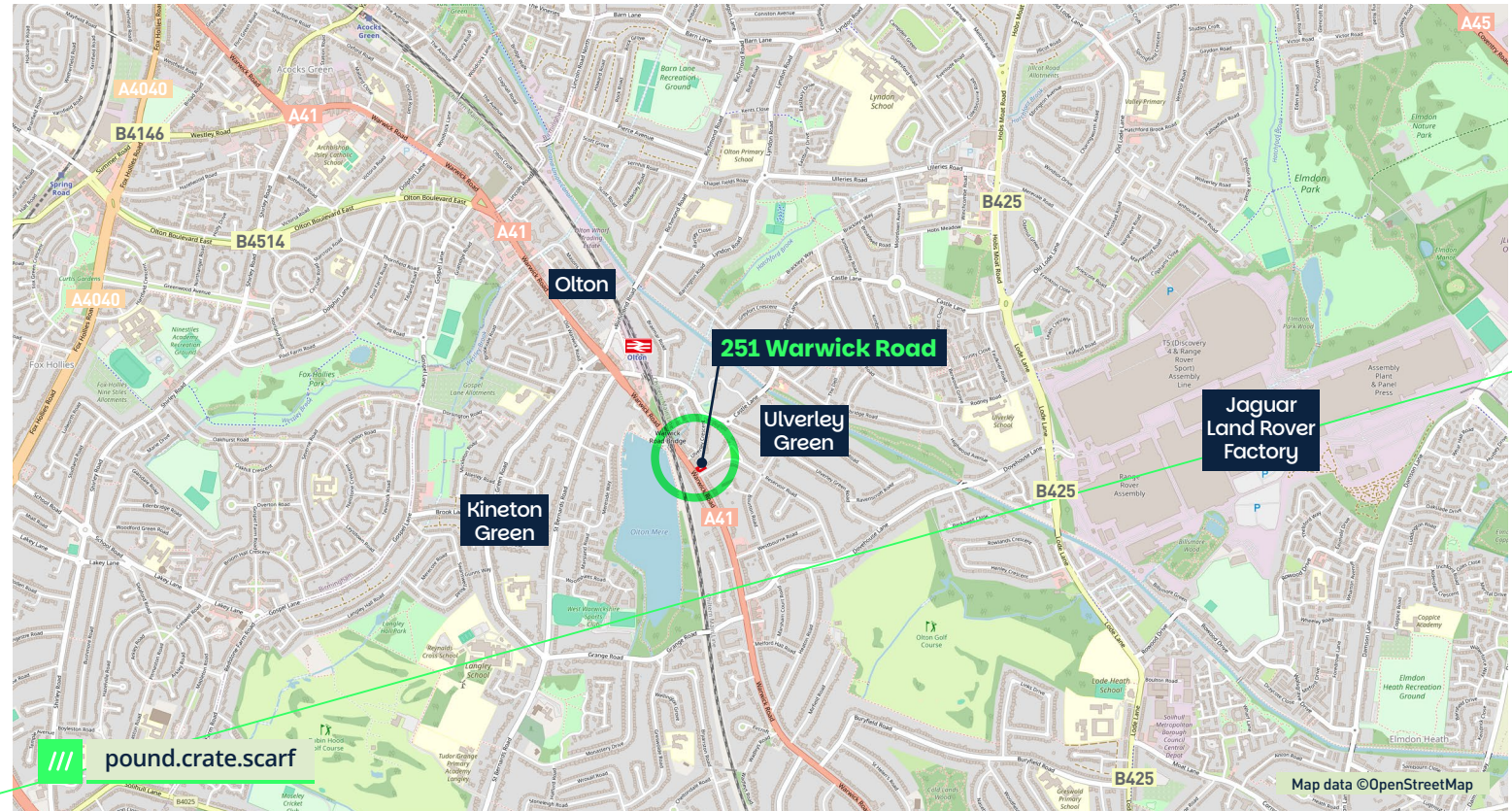
Red line
Indicative of the Freehold

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Location

The property is situated in a highly prominent and affluent location, fronting on to the A41 Warwick Road within the desirable suburb of Olton, Solihull. The property is situated between Solihull Town Centre (2 miles to the southeast) and Birmingham City Centre (5.5 miles to the northwest), the location benefits from exceptional roadside prominence and visibility.

Olton Railway Station is located just a short 5-minute walk (0.3 miles) from the property, providing direct, high-frequency rail services to Birmingham Snow Hill and London Marylebone. For vehicular access, Junction 5 of the M42 Motorway is less than a 10-minute drive away, offering access to the national motorway network, Birmingham Airport, and the National Exhibition Centre (NEC).



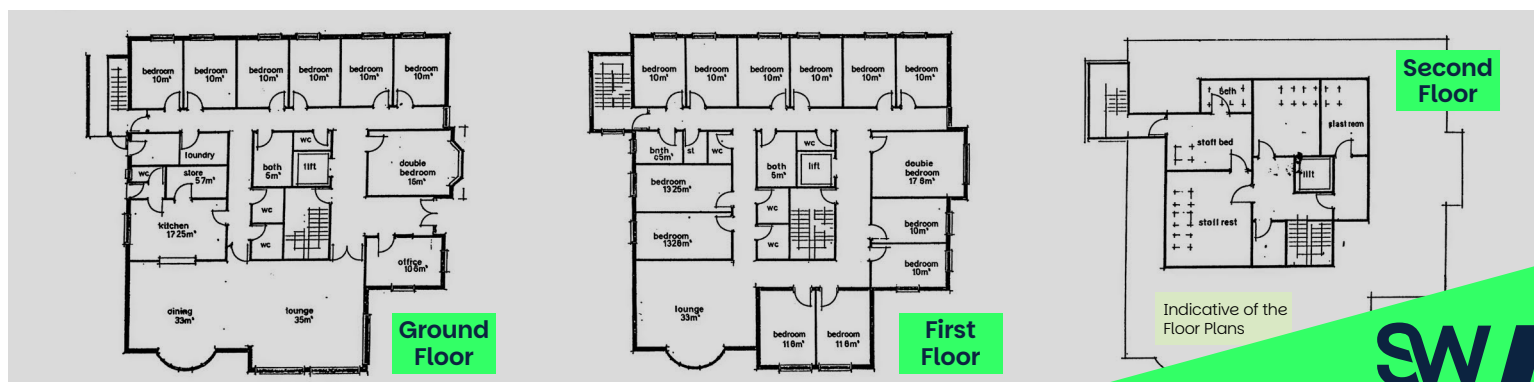
Description

The property comprises a modern detached three storey care home, which has ceased trading and requires significant internal refurbishment.

The main building dates from circa 1992 and was purposely built. The previous business was registered for 21 residents, caring for adults over 65 years with dementia.

18 of bedrooms are single occupancy, with 2 bedrooms being doubles. Shared WC and bathroom facilities are located on ground and first floors. Shared resident communal areas (lounges / dining rooms etc) are provided on each floor, along with extensive staff accommodation at the second floor. There is a dedicated lift providing access to all floors, with separate staircases at each end of the building. No bedrooms are less than 10m².

To the rear of the building is a tarmac parking area for approximately 8 vehicles.



Accommodation

Floor	Description
Ground	6 x single bedrooms, 1 x double bedroom, reception/office, lounge, dining room, 3 x residents WC, 1 x residents bathroom, commercial kitchen, staff WC, laundry, store
First	12 x single bedrooms, 1 x double bedroom, lounge, 4 x residents WC, 2 x residents bathroom, sluice
Second	Staff bedroom, staff restroom, staff bathroom, plant room

Planning

We are informed that the property has planning consent for **C2 use (residential care homes)**. The property may be suitable for wholesale redevelopment for a variety of purposes, subject to the appropriate planning consents. All enquires in this regard should be made to **Solihull Council**.

VAT

All prices are quoted exclusive of VAT, which may be chargeable at the prevailing rate

Tenure

The property is held **Freehold** under land registry **title No. WM542952**. Title documents are available on request.

Energy Performance Certificates

A copy of the EPC is available on request (**rating B39**).



/// pound.crate.scarf Red line Indicative of the Freehold

Legal Costs

East party is to be responsible for their own legal costs incurred in any sale.

Terms

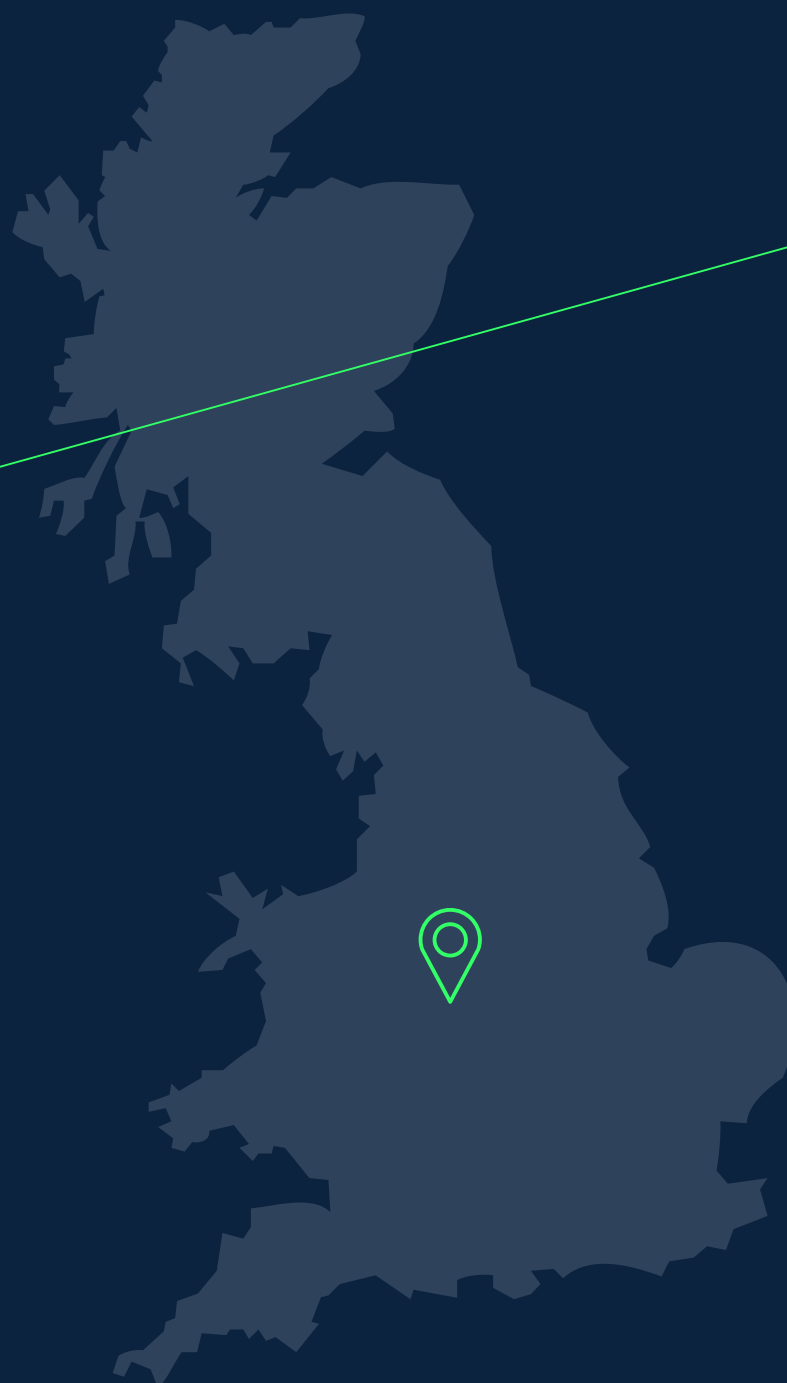
We are instructed to invite **unconditional offers** for the **freehold interest** in the order of **£800,000**. The sale is being undertaken on behalf of the fixed charge receivers, who act without personal liability.

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Contacts

Viewing is strictly by appointment only. For further information or to arrange a viewing please contact:

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