DEVELOPMENT, LAND, LEISURE | FOR SALE

VIEW ONLINE



FORMER KING GEORGE V PUBLIC HOUSE, NORTHFIELD, BIRMINGHAM, B31 2SP

1.19 ACRES (0.48 HECTARES)

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Prominent Grade II Listed Former Pub/Restaurant on a 1.19 Acre Freehold Site Fronting the A38 Bristol Road South, Northfield.

- Freehold
- Approx. 1.19 acres
- Prominent Corner Frontage to the A38 Bristol Road South
- Grade II Listed Former Pub and Restaurant
- Potential for Alternative Uses (STP)
- Approx. 7 Miles South West of Birmingham City Centre
- Price on Application





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DESCRIPTION

The property comprises a substantial Grade II listed building, formerly known as the King George V public house and bowling green, and more recently occupied as the Emerald Restaurant.

The property occupies a prominent roadside position and is situated within a site extending to approximately 1.19 acres (0.48 hectares), including an extensive area of land to the rear.

The existing building has historically been used for hospitality and restaurant purposes and retains a number of architectural features associated with its original use.

Planning permission has been granted for the conversion of the existing building into 13 residential apartments, under Birmingham City Council planning application reference 2021/02524/PA. Interested parties should satisfy themselves as to the current status of this permission and any associated listed building requirements.

The land to the rear may offer scope for further residential development, subject to obtaining the necessary planning permission and statutory consents.

The property's prominent roadside frontage and substantial site area may also lend themselves to a range of alternative uses, including roadside convenience retail, neighbourhood retail, hospitality, leisure, community and other commercial uses, subject to planning permission, listed building consent and any other necessary approvals.





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LOCATION

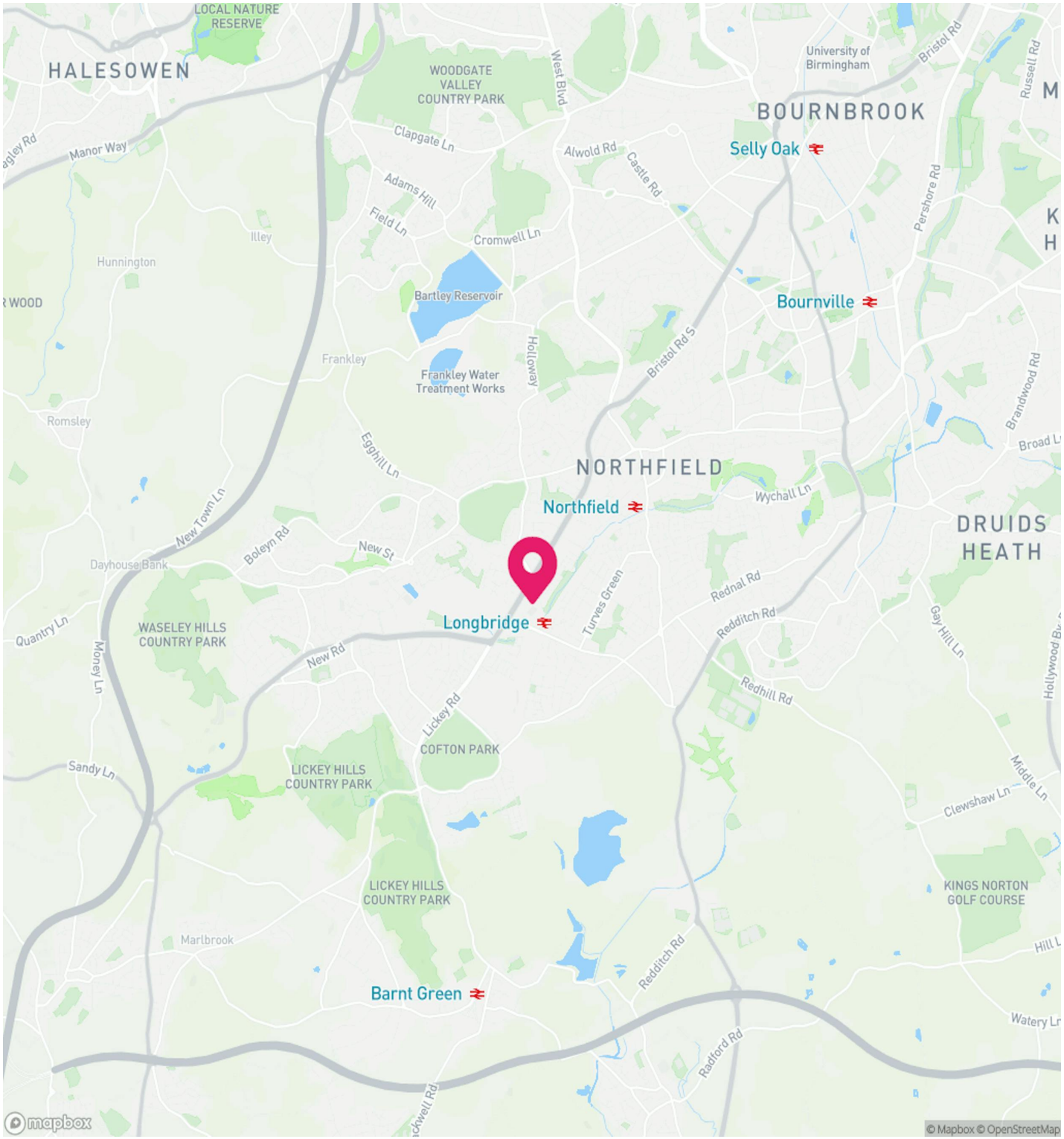
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The property occupies a highly prominent corner position at the junction of the A38 Bristol Road South and Tessall Lane, approximately 7 miles south-west of Birmingham city centre.

The A38 Bristol Road South is one of Birmingham's principal arterial routes, providing excellent connectivity between the city centre, Northfield, Longbridge and the wider South Birmingham conurbation.

The property benefits from a substantial roadside presence and excellent visibility to passing traffic, making it particularly attractive for a range of commercial, roadside retail and alternative uses, subject to the necessary consents.

Longbridge town centre is situated approximately 1 mile to the south, whilst Northfield town centre lies around 2 miles to the north, both providing an extensive range of retail, leisure and local amenities.



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BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

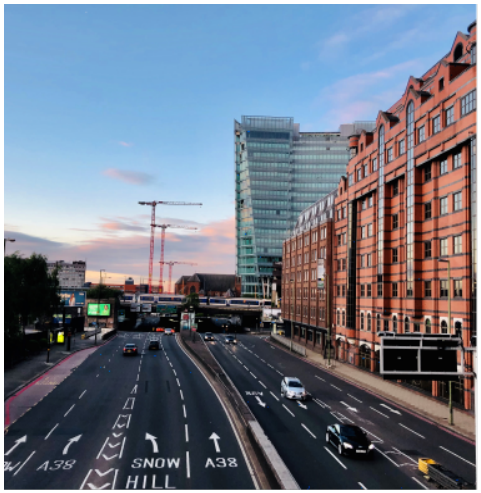
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!

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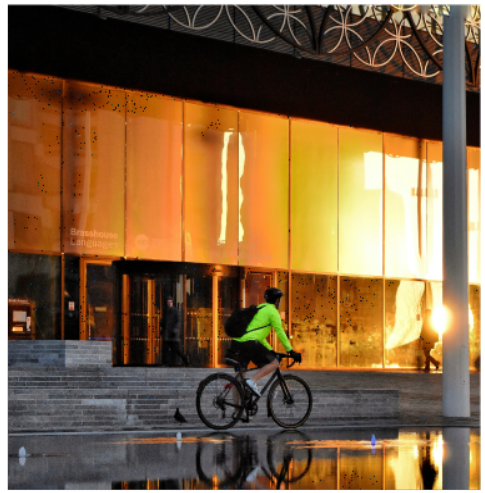














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SERVICES

We understand that all mains services are connected on, or adjacent to the subject premises.

The agent has not inspected the suitability of the connections and recommends that interested parties carry out their own investigations.

RATEABLE VALUE

The site has been split into numerous hereditaments for rating purposes.

VAT

Not applicable. We understand that the building is not elected for VAT

LEGAL FEES

Each party to bear their own costs

EPC

D (97)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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