

HEALTHCARE | FOR SALE

[VIEW ONLINE](#)



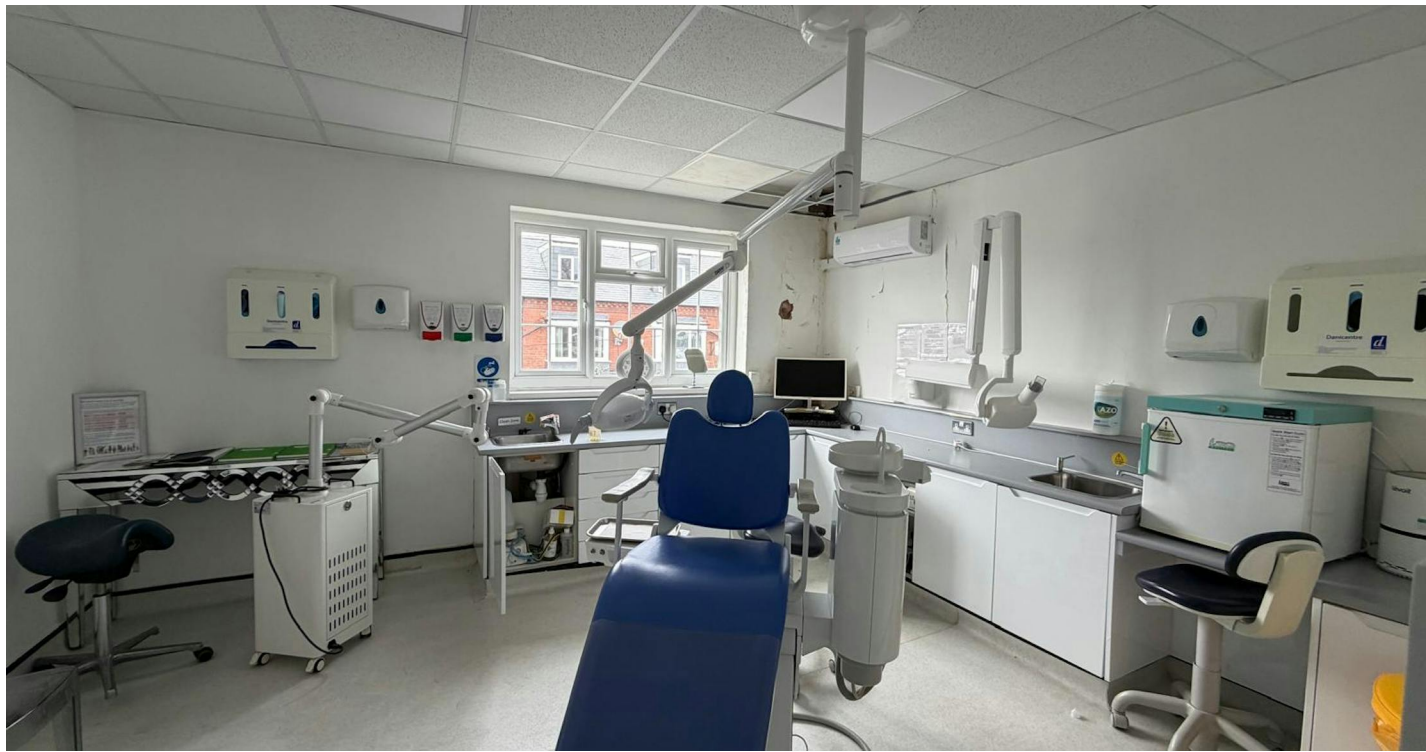
110 RADDLEBARN ROAD, SELLY OAK, BIRMINGHAM, B29 6HH

1,229 SQ FT (114.18 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Fully Fitted
Dental Surgery Ready for Immediate
Occupation - FREEHOLD

- Freehold Premises
- Established Dental Surgery
- Available with the Fixtures and Fittings
- £350,000 exclusive



DESCRIPTION

An excellent opportunity to acquire a well-established dental surgery occupying a prominent and highly visible position within a busy neighbourhood parade.

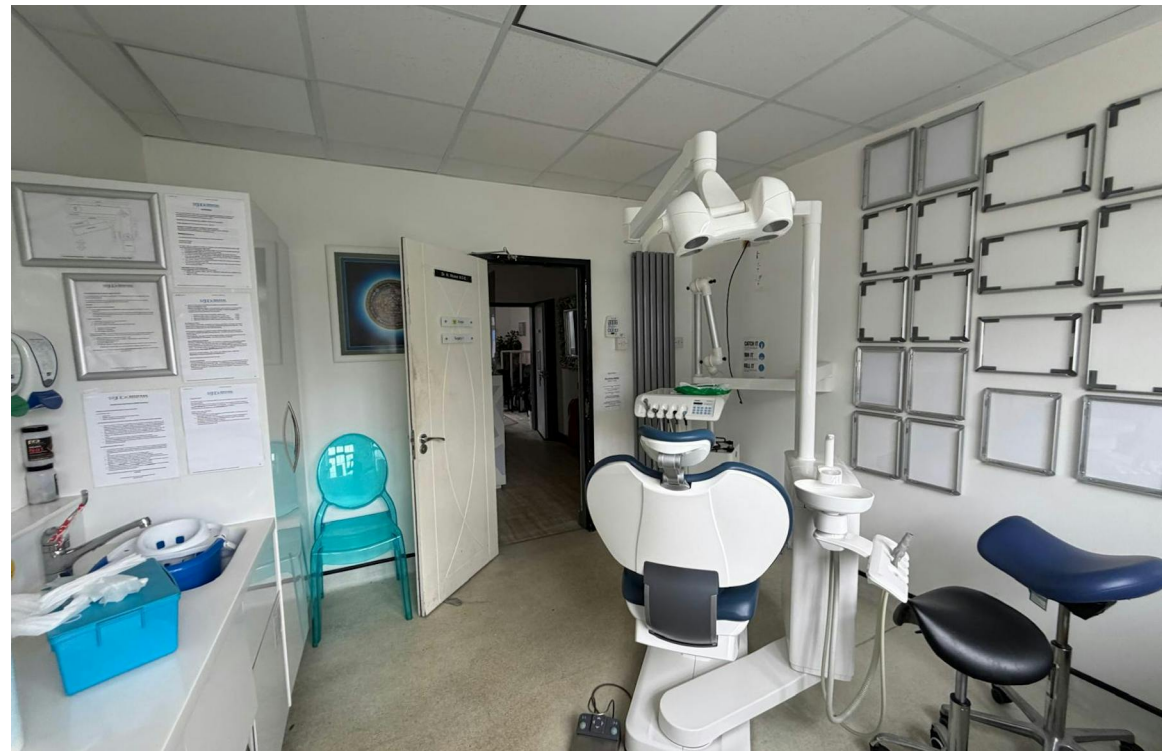
The property is arranged over ground, first and second floors, offering well-configured space suitable for continued dental use or alternative medical/consulting uses (subject to the necessary consents).

The accommodation is accessed via a dedicated entrance leading into a welcoming ground floor reception and waiting area. This level also benefits from a surgery space, WC facilities, kitchen and access to a rear garden.

The first floor comprises a series of treatment and consulting rooms, arranged to provide functional clinical accommodation with good natural light.

The layout is well suited to a multi-chair dental practice or other healthcare occupiers seeking a ready-to-occupy setup.

At second floor level, the property provides a well-appointed staff area.



LOCATION

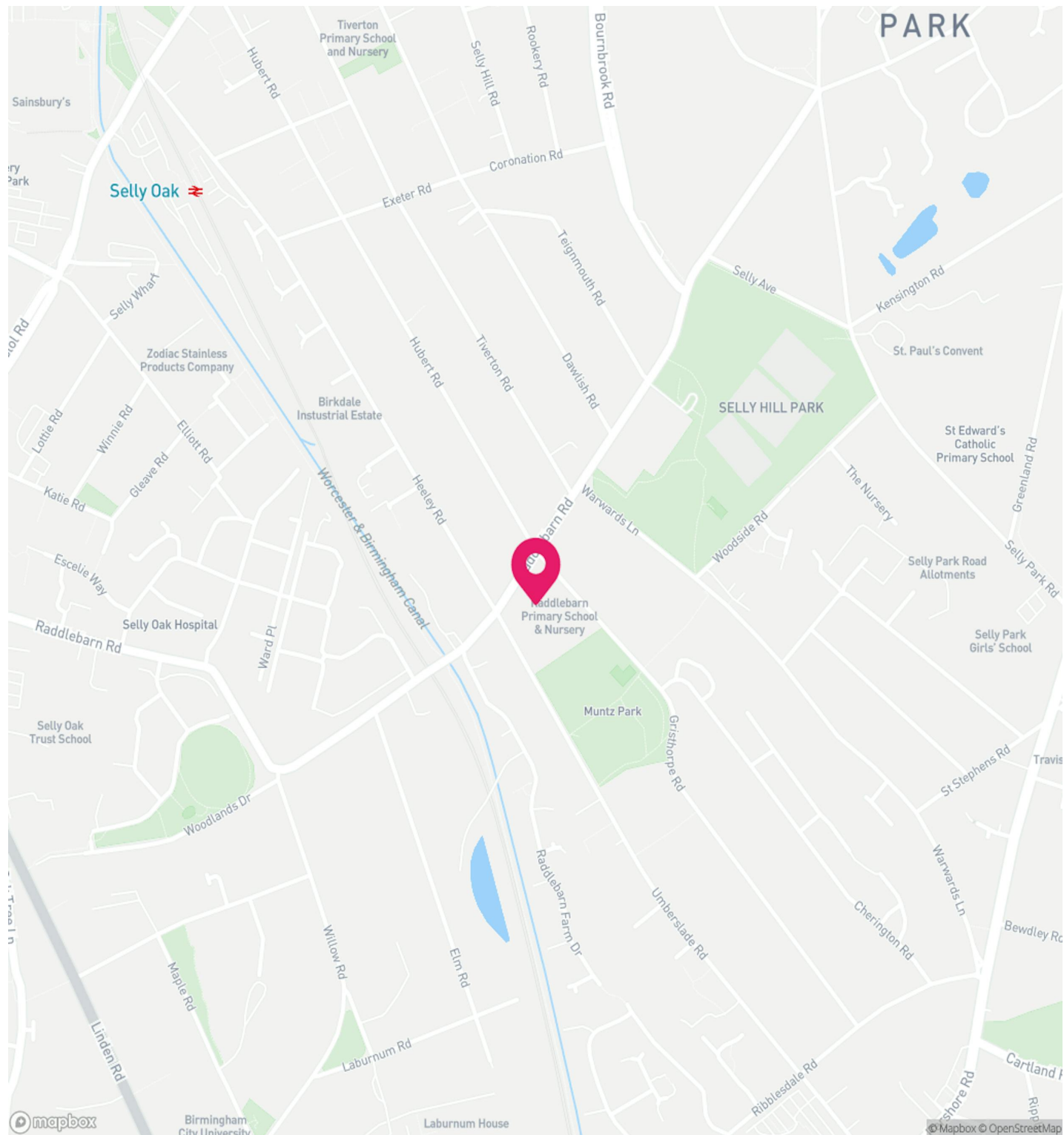
The property is situated along Raddlebarn Road within the well-established suburb of Selly Oak, approximately 5 miles south-west of Birmingham City Centre.

Selly Oak is a popular and densely populated area, benefiting from a strong residential catchment alongside a significant student population due to its close proximity to the University of Birmingham.

Raddlebarn Road itself is a busy local thoroughfare comprising a mix of residential housing and neighbourhood retail, providing good levels of footfall and passing traffic.

The property occupies a prominent roadside position, making it particularly well suited to medical or healthcare uses where visibility and accessibility are key.

The location benefits from excellent connectivity. Selly Oak railway station is located approximately 1 km away, providing regular services to Birmingham New Street and the wider Cross-City Line network. In addition, the nearby Bristol Road (A38) offers direct access into Birmingham City Centre to the north and the M42/M5 motorway network to the south. The area is also well served by public transport, with multiple bus routes operating.



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.

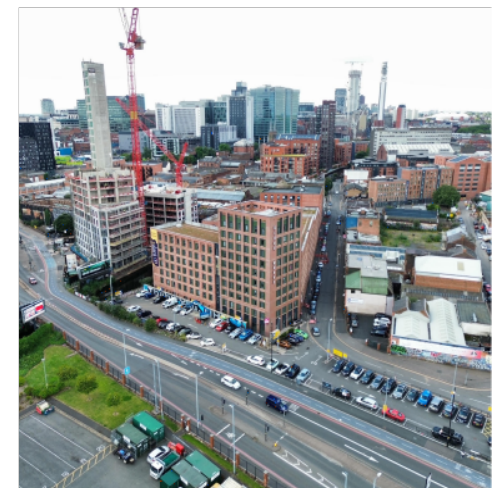
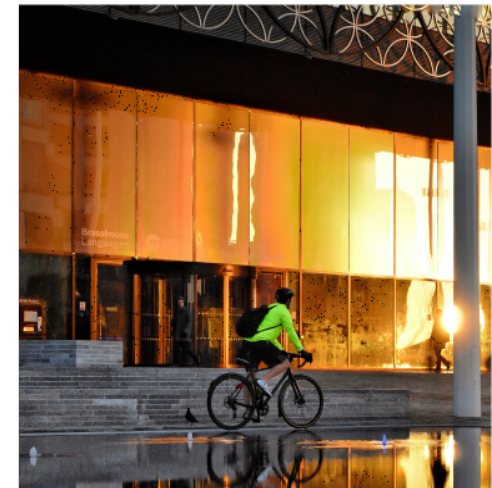
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!







PLANNING USE

We understand the property benefits from Use Class Class E (Commercial, Business and Service). We understand the property could be suitable for alternative uses, subject to obtaining the necessary planning permission.

SERVICES

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

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

RATEABLE VALUE

£5,600. It is understood the property will qualify for Small Business Rates Relief, subject to the occupiers eligibility

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £350,000 inclusive of chattels.

EPC

E (117)

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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[SIDDALLJONES.COM](https://www.siddalljones.com)