

D1 (NON RESIDENTIAL INSTITUTIONS) | FOR SALE

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108-110 GRAVELLY HILL, ERDINGTON, BIRMINGHAM, B23 7PF

3,396 SQ FT (315.50 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold Nursery Premises - Suitable for
Conversion STP

- NIA 3,396 Ft2
- Offers in Excess of £500,000
- Two Interconnecting Semi-Detached Buildings with Large Driveway
- Registered for 64 Nursery Places



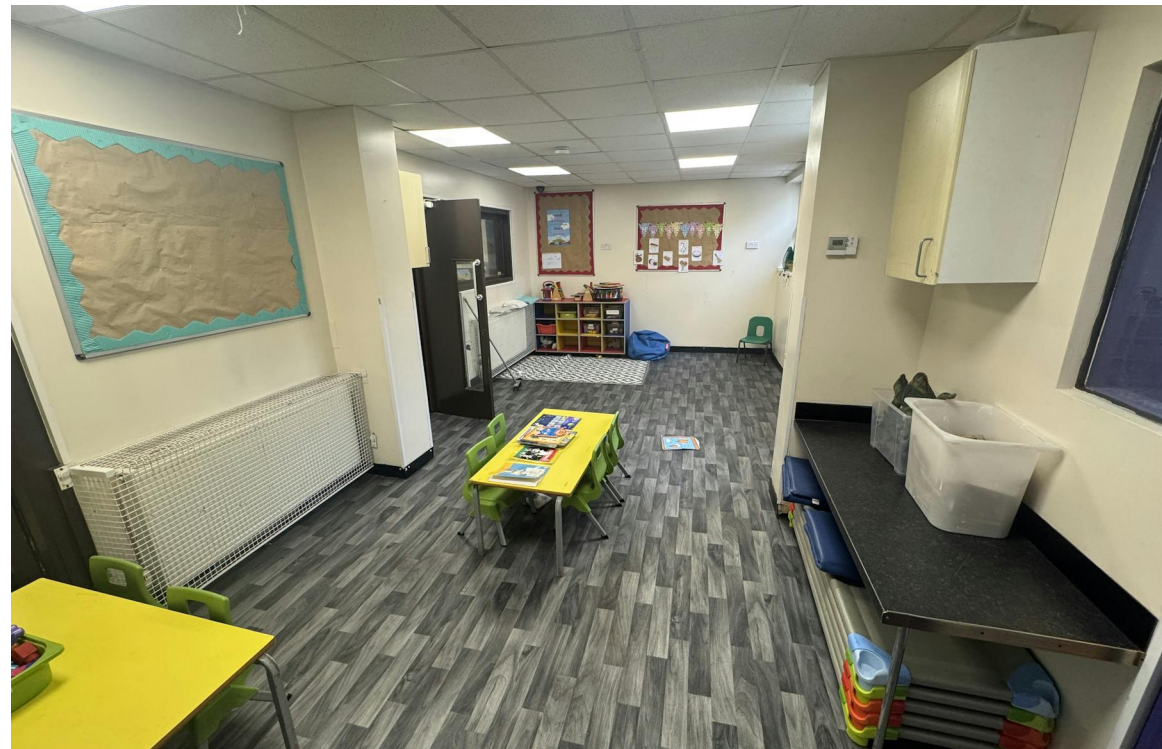
DESCRIPTION

The property comprises two interconnecting semi-detached buildings arranged over lower ground, ground, and first floor levels.

The buildings benefit from substantial single-storey extensions to the ground floor.

The premises are currently occupied by a nursery and provide a variety of classroom and play areas at ground floor level, with additional cellular accommodation at first floor level used for storage and office purposes.

Externally, the property benefits from a large forecourt driveway and rear gardens, which include a covered courtyard area.



LOCATION

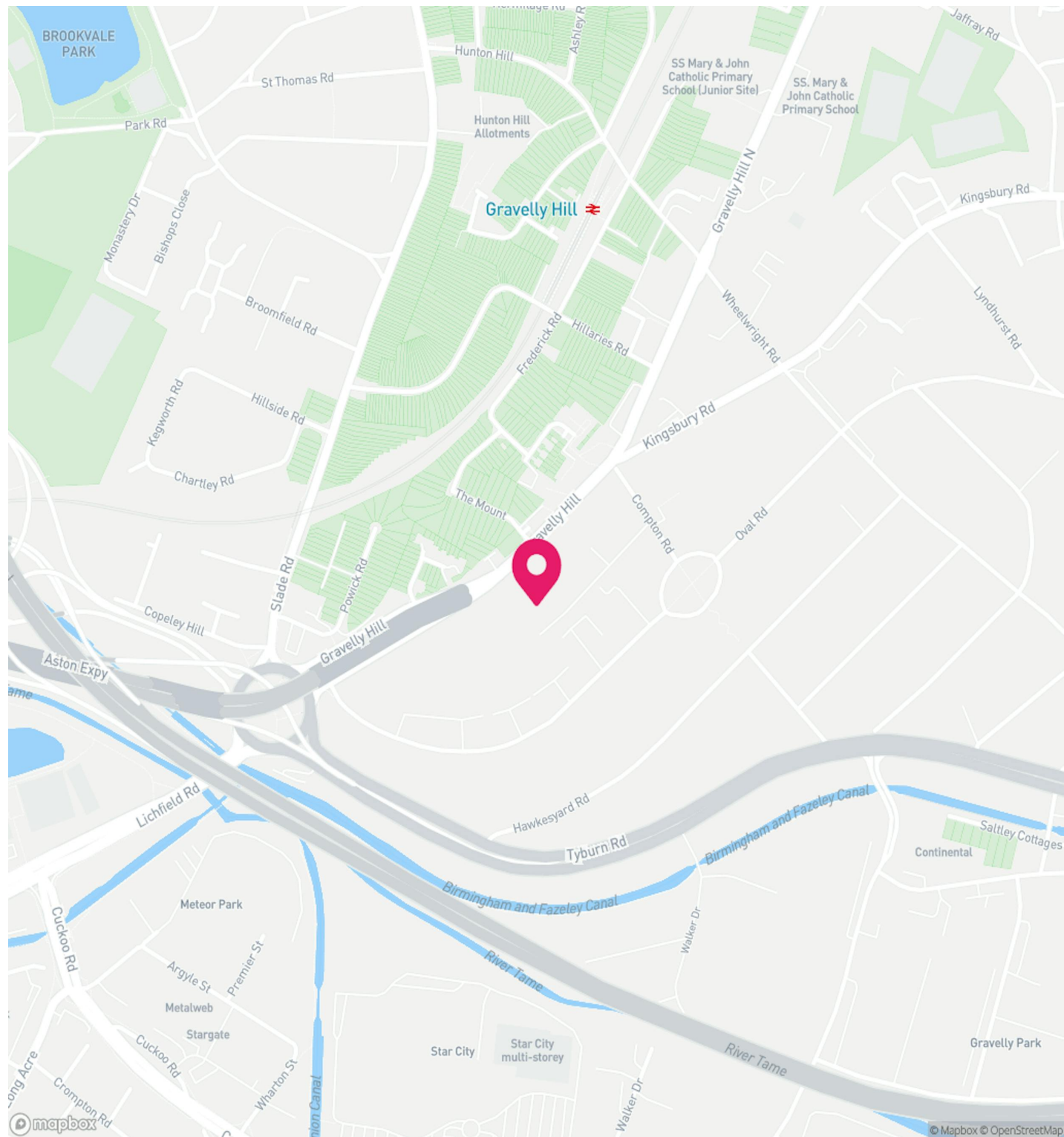
/// [HURRAY.SEARCH.SCENES](https://hurray.search.scenes)

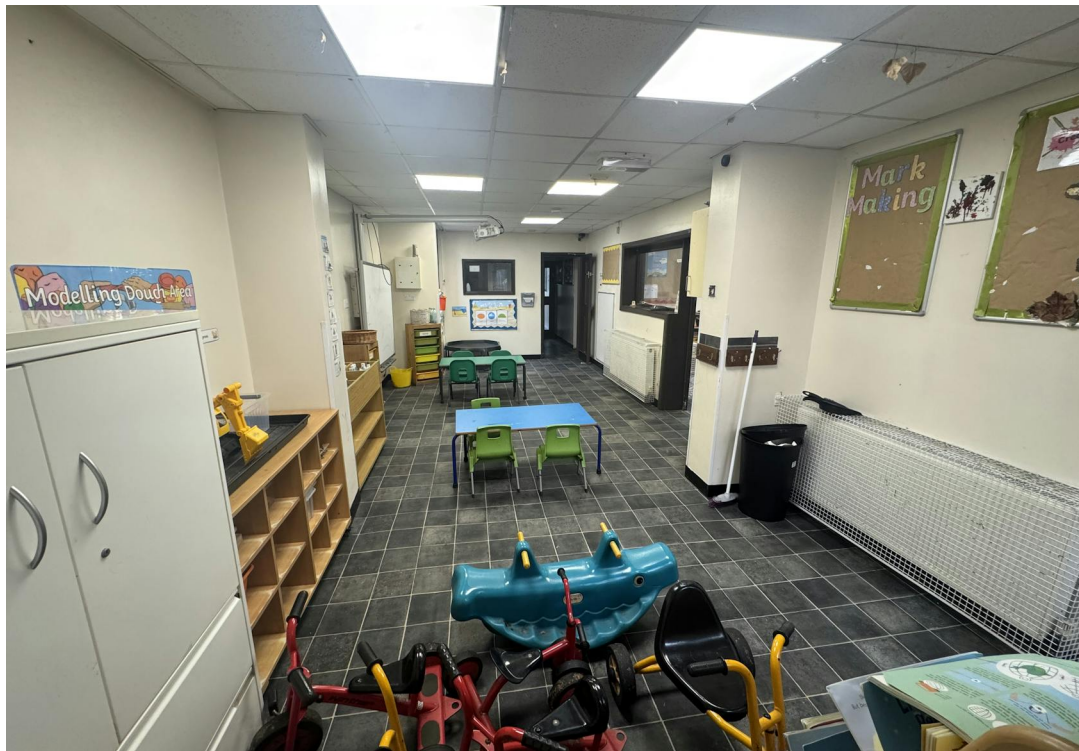
The property is situated along Gravelly Hill (A5127) in the Erdington area of Birmingham and some 4 miles northeast of the City Centre.

The property is within walking distance of Erdington Town Centre which is home to a number of national retail occupiers.

Gravelly Hill A5127 is the main route linking the city centre to Erdington and Sutton Coldfield and offers excellent public transport links.

The property is also within close proximity to J6 of the M6 motorway at Spaghetti Junction.





ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Lower and Ground Floors	2,298	213.49	Available
1st - Office	1,098	102.01	Available
Total	3,396	315.50	

SERVICES

We understand that the building benefits from all mains services.

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

SERVICE CHARGE

n/a

RATEABLE VALUE

£32,000

VAT

Not applicable

PRICE

Offers in excess of £500,000

EPC

C (61)

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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