

MIXED USE | FOR SALE

[VIEW ONLINE](#)



285-287, MOSELEY ROAD, HIGHGATE, BIRMINGHAM, B12 0DX

14,887 SQ FT (1,383.05 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Substantial Freehold Investment or
Development Opportunity - STPP

- Substantial Premises Arranged over Three Buildings
 - Craft Centre Building Compromises x22 Studios
 - Prominent Frontage to Moseley Road with Gated Access
 - Freehold
 - The property has potential for alternative uses (STP)
 - Offers in the region of £1,250,000 subject to contract
 - Site Acres 0.346 Acres
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DESCRIPTION

This imposing property fronting Moseley Road comprises of three separate buildings: The Old Fire Station, Highgate Square Craft Centre and The Firemaster's House, all built in 1911 and of traditional brick construction.

The Old Fire Station is an impressive building with Dutch slate roof, ornamental quoins and mullions and fronts onto Moseley Road and Highgate Square.

To the side there is vehicular entrance from Highgate Square to a surfaced car park suitable for approximately 12 vehicles.

There are two gated entrances and Highgate Square offers further unrestricted on-street car parking.

Highgate Square Craft Centre, accessed from the car park, comprises a three-storey building previously used as residential flats for the fire brigade. It was extensively refurbished in 1980 and currently provides a range of 22 commercial and office units/ studios.

The Firemaster's House, also accessed from the car park, has been sub-divided into three offices.

The property benefits from gas fired central heating throughout.

There is a goods lift in the three-storey Craft Centre. The roof currently house income-producing Telecom masts. The property has potential for alternative uses, subject to appropriate planning permission being granted.

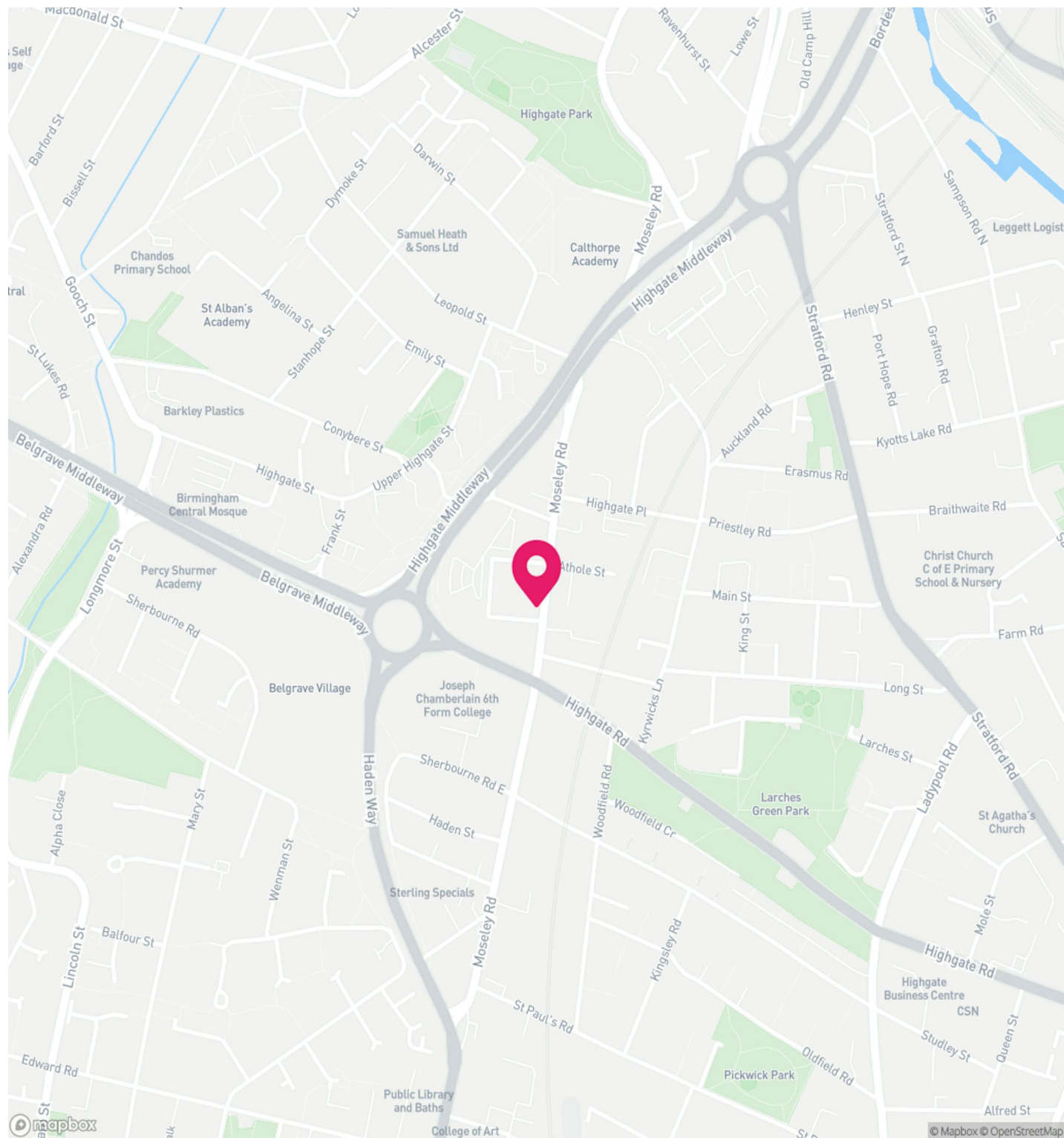


LOCATION

The property occupies a prominent position at the junction of Moseley Road and Highgate Square approximately one mile south east of Birmingham city centre in a mixed commercial locality.

The property is well situated for access to the Birmingham Middle Ring Road via Belgrave Middleway allowing easy access to the major roads serving the City Centre and surrounding conurbations.

The nearby Aston Expressway (A38M) provides quick access to the National Motorway Network via M6 Junction 6 (Spaghetti Junction) which is located only three miles due north.





AVAILABILITY

Name	sq ft	sq m	Availability
Building - Former Fire Station	7,442	691.38	Available
Building - Highgate Square Craft Centre	6,690	621.52	Available
Building - Firemaster's House	755	70.14	Available
Total	14,887	1,383.04	

SERVICES

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

PLANNING USE

We understand the property has planning consent for use class E. The property could be suitable a variety of different uses, subject to acquiring the necessary planning consents.

VAT

Whilst the current owner/landlord's business is VAT registered, it is envisaged that the sale will be dealt with as a 'Transfer of a Going Concern' (TOGC) and as such will not attract VAT.

PRICE

£1,250,000 is sought for the Freehold Interest in the whole. Alternatively, consideration will be given to a split of the properties.

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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