

# MASON YOUNG

PROPERTY CONSULTANTS

# FOR SALE

PUBLIC HOUSE WITH ON SITE CAR PARK



**THE FARCROFT, ROOKERY ROAD, HANDSWORTH  
BIRMINGHAM, B21 9QY**

**14,854 SQ FT (1,380 SQ M)**

- FREEHOLD TITLE
- PROMINENT SITE WITH CAR PARK
- TOTAL SITE AREA: 0.75 ACRES
- SUITABLE FOR VARIOUS USES (STPP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Rookery Road in Handsworth. The property benefits from excellent transport links such as The Hawthorns train station, which is situated approximately 1.8 miles away. The A41 is a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The M5 is located approximately 4.2 miles north west. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 3.6 miles south east of the subject premises.

## DESCRIPTION

The property comprises of a three-storey building of brick-built construction surmounted by a pitched tiled roof. Internally the ground floor benefits from a mixture of carpet and laminate floor covering, plastered and painted walls and ceilings. There are several bedrooms located within the first floor and all benefit from laminate floor covering and plastered and painted walls. A central entrance leads in to the ground floor space which in turn provides access to the lower ground floor. The upper ground floor and first floor are accessed via a staircase. There are separate male and female WC facilities located throughout the building.

The total site area is approximately 0.75 acres.

## ACCOMMODATION

AREA	SQ FT	SQ M
Lower Ground Floor	481	44.7
Ground Floor	7,378	685.4
Upper Ground Floor	356	33.1
First Floor	6,639	616.8
<b>TOTAL</b>	<b>14,854</b>	<b>1,380</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/PRICE

Offers are invited in excess of £1,500,000 for the freehold interest.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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