

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

FORMER CHURCH BUILDING WITH ONSITE CAR  
PARKING AND OPEN SPACE



11-27 ST OSWALDS ROAD, SMALL HEATH,  
BIRMINGHAM, B10 9RB

**7,653 SQ FT (711 SQ M)**

- FLEXIBLE TERMS
- OUTSIDE CLEAN AIR ZONE
- GRADE II\* LISTED BUILDING
- SUITABLE FOR COMMUNITY USE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on St Oswalds Road close to the junction with Coventry Road. The A45, which is one of the main arterial routes leading in and out of the City Centre lies approximately 0.7 miles south of the property. The surrounding area is predominantly residential, however, there are a variety of commercial premises on Coventry Road. The property benefits from St Oswalds Rd bus stop and Small Heath train station providing access to Birmingham City Centre, which is located approximately 2.6 miles from the subject property.

## DESCRIPTION

The property comprises of a two-storey detached brick-built building surmounted by a pitched tiled roof of Gothic era with rib vault design. We understand that the former church building is grade II\* listed. Internally, the premises provide a range of classrooms over two floors which benefit from solid floor with a mixture of timber and carpet covering, plastered and painted walls, part suspended ceiling, fluorescent strip lights, kitchen and WC facilities. The windows are predominantly stained glass. Externally, the property benefits from a cabin at the rear which provides additional space and includes W/C facilities, onsite car parking to the front and an open area to the side of the premises.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	5,235	487
First Floor	1,111	103
Rear Cabin	1,307	121
<b>Total</b>	<b>7,653</b>	<b>711</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/RENT

The property is available at a rent of £32,500 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £7,800. Rates payable will be in the region of £3,892.20 per annum.

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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