

FOR SALE

St Nicolas Place, 81 The Green, Kings Norton, B38 8RU



St Nicolas, 81 The Green, Kings Norton – FOR SALE

NIA Approx 625 sq m (6,737 sq ft)

LOCATION

The property is located in the village of Kings Norton, a suburb just 6 miles south of Birmingham city centre and approximately 1.5 miles from the Worcestershire border. The property is within the Kings Norton Conservation Area.

Situated on the historic village green, the majority of neighbouring properties are retail or residential. Neighbouring properties include The Bull's Head Public House and St Nicolas' Church.

Kings Norton train station is situated 0.5 miles north of the subject property which provides regular services to Birmingham New Street with an average journey time of 15 minutes. There are also numerous bus services that connect the village of Kings Norton with Birmingham city centre and other smaller towns and villages.

DESCRIPTION

The property is a Grade II* listed building dating back to the 15th century, originally built as a merchant's house. The property was extended in the early 16th century and later converted to a Public House in the 18th century with another extension added in the 19th century.

Further refurbishment works were carried out in 2006-2008 after the property won the BBC Restoration Programme led by Griff Rhys Jones in 2004 and £4.3 million was raised in order to restore the property including many of its original features such as timber beams and low ceilings. Additionally, new gas boilers have recently been installed.

There are a number of large function rooms and smaller rooms that are used as offices or retail outlets. The property also offers assessbile WCs and a kitchenette on the ground floor and large kitchen space on the first floor.

Currently there are three tenants (Birmingham Pathfinder, Innovating Minds and Richards Comfy Shoes) on standard 12-month leases, paying an annual rent of circa £45,000. A copy of the standard lease template is in the data room.

Tenant	Room Name	Area (sq m)	Area (sq ft)
Birmingham Pathfinder	F4 to F6	94.58	1,018
Innovating Minds	F9 and F10	40.69	438
Richards Comfy Shoes	G4	15.67	168

The remainder of the building is unoccupied, extending to an estimated 5,113 sq ft.

There is no car parking associated with the property, however we have been advised that leasing spaces from the neighbouring pub may be possible.

Please see floor plans in the data room for the detailed layout.

ACCOMMODATION - The property comprises the following indicative areas

Floor	Sq m	Sq ft
Basement	2.64	28
Ground	305.63	3,290
First	317.61	3,419
Total NIA (Approx.)	625.89	6,737

Floor areas are approximated only and interested parties should make their own enquires.

ENERGY PERFORMANCE CERTIFICATES

EPC rating C, valid until 3 February 2030.

LEGAL COSTS

Each party to bare their own legal costs.

VAT

We have been advised that the property is not elected to tax, however this should be checked by solicitors.

TENURE / TERMS

Freehold: Unconditional offers in the range of £550,000 to £600,000 are sought with prospective purchasers invited to fill out the offer form in the data room. The vendor reserves the right to proceed to best and final offers.

SERVICES

We understand that the propety is connected to mains electricity, water, drainage and telecoms.

Note: None of the services mentioned in these particulars have been tested. We recommend that all prospective purchasers satisfy themselves of the condition, efficiency and suitability in accordance with their individual requirements.

DATA ROOM

A data room has been prepared to accompany the marketing particulars, providing detailed information on current occupation, title, quinquennial report, lease templates, rental payments, floor plans and offer form.

VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles. A series of block viewings will be arranged throughout the marketing period, for further details of dates and times please contact us.

SUBJECT TO CONTRACT – JULY 2024



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