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TESCO

Princess Alice Drive Sutton Coldfield West Midlands B73 6RD

**FOR SALE – FREEHOLD
1.68 acres (0.68 hectares)**

PRIME FREEHOLD DEVELOPMENT OPPORTUNITY

- Located adjacent to 24 hour Tesco Superstore on the Princess Alice Retail Park
- Approximately 13,222 sq ft of existing office, training and education space in two buildings
- Retail occupiers include Boots, Marks & Spencer and Currys
- Just off the Chester Road, A452



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Location

Sutton Coldfield is located approximately 7 miles (11.2km) north of Birmingham City Centre and is one of the most affluent suburbs of the West Midlands conurbation. It benefits from excellent communications via the M6, M6 Toll Road, M5 and M42 motorways.

The property is situated within the Princess Alice Retail Park which is located to the west of Sutton Coldfield just off the Chester Road (A452) with local occupiers including Tesco Extra, Boots, Pets at Home, Costa Coffee and Bannatyne's Fitness Club

Accommodation

The total site area is approximately 1.68 acres (0.68 hectares) with approximate net internal floor areas as follows:-

Divisional offices	NIA 9,576 sq ft	889.70 sq m
Shaftesbury House	NIA 3,646 sq ft	338.64 sq m

The vendors have the right to park a further 20 cars in the retail park; further details on this and a breakdown of the floor areas are available from the agents.

Terms

The property will be available freehold with vacant possession (currently both buildings are occupied by the owners and short term tenants), with offers in excess of £1.75m (excluding VAT) invited, subject to contract. Further details on the method of sale and disposal timetable available from the agents.

Rating

The property is assessed for rating under the 2010 List as follows:-

	Rateable Value
NCH Princess Alice Drive Office and Premises	£97,000
Age Concern Princess Alice Drive Community Centre and Premises	£9,400
Bush Babies Day Nursery, Shaftesbury House	£12,250

Services/Topographical survey

The property has mains, gas, electricity, water and drainage connected. The topographical and service survey is available on application.

Planning

The property falls within the jurisdiction of Birmingham City Council and as such is subject to the Saved Policies within the Birmingham UDP.

The site is not designated for any use on the Proposals Map but is identified as part of the New Oscott District Centre in the UDP and the Retail Needs Assessment (October 2009).

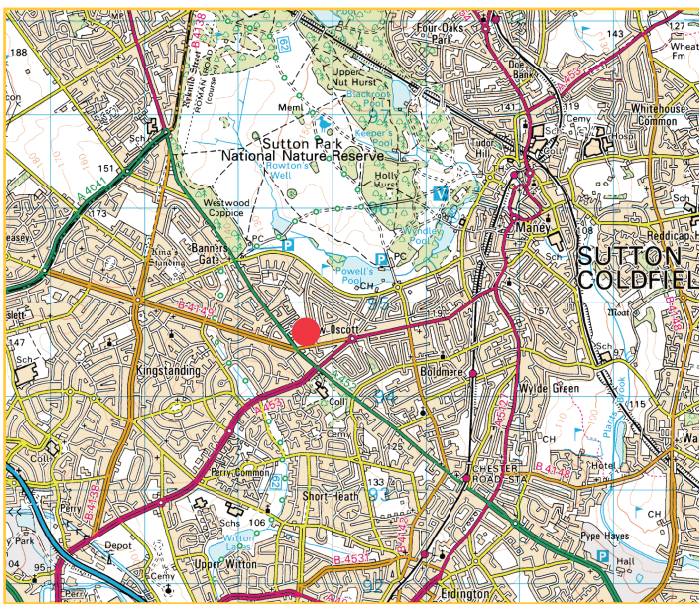
Parties are encouraged to make their own enquiries to establish the potential for alternative uses.

Further information and viewing

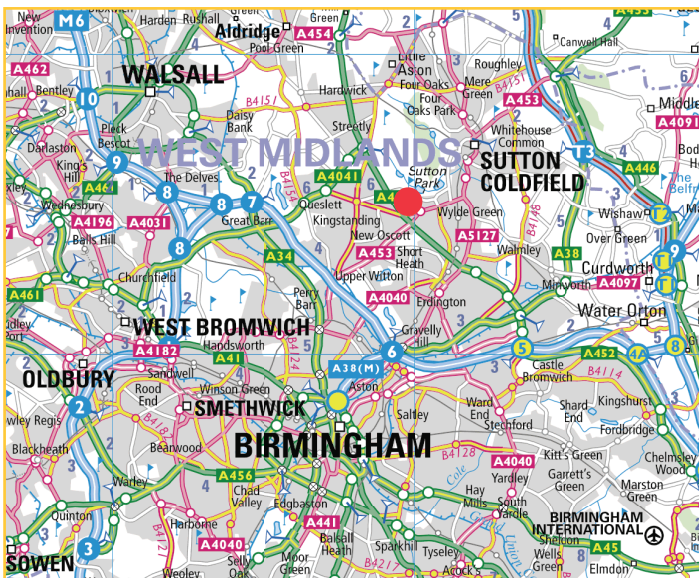
For further information of viewing arrangements, please contact:

Chris Kershaw
ckershaw@geraldev.com
Tel. 0121 616 4803

Viewing must be **strictly by appointment only** as the site is still operational.



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