

On the instructions of

FOR SALE

**ERDINGTON
BIRMINGHAM
SUTTON ROAD
B23 6QL**

- Prominent site alongside new Lidl Food Store close to the Centre of Erdington and fronting onto the A5127 Sutton Road.
- The available site known as Plot 1.
- Planning permission granted for an 1,800 sqft Drive Thru and a 1,500 sqft pod with 24 shared parking spaces. Application No.2023/04694/PA
- Overall the Site extends to approximately 0.52 acres
- Offers invited for the Freehold Interest.

FOR SALE

LOCATION

The site is situated to the North of Erdington Town Centre and within a 2 minute walk to the pedestrianised High Street and Town Centre Amenities. The site itself fronts onto the main A5127 Sutton Road and is alongside the New Lidl Erdington Food Store.

Erdington is one of the largest suburbs in Birmingham situated circa 5 miles north east of Birmingham City Centre and 3 miles south west of Sutton Coldfield.

DESCRIPTION

The site comprises a cleared development site of circa 0.52 acres. The site is fairly level and fairly regular in shape with frontage and shared Estate Road access onto Sutton Road.

The site is situated directly adjacent to a new Lidl Food Store which opened in 2023.

PLANNING

Planning granted January 2025 for an 1,800 sqft Drive Thru and adjoining 1,500 sqft Pod (Use Class E) with 24 shared parking. **Application Number: 2023/04694/PA.** A copy of the application is available upon application.

TERMS

Offers invited for the Freehold Interest.

TIMING

The anticipated handover of the site with vacant possession is expected upon completion of legal formalities.

LEGAL COSTS

Each party shall be responsible for its own legal costs incurred in the transaction.

VALUE ADDED TAX

The site is elected for VAT.

VIEWING

All viewings by prior appointment with this office. For Viewings contact

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CONTACT

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SUBJECT TO CONTRACT



