



304 Vicarage Road, King's Heath, Birmingham, West Midlands B14 7NH

OFFICE/RETAIL/HEALTHCARE

- ▶ **1,539 sq ft (142.9 sq m)**
- ▶ **Suitable for a variety of Class E uses**
- ▶ **Residential first floor flat and garden to the rear**
- ▶ **On-site parking for 3 cars**

For enquiries and viewings please contact:



Debbie Thompson
07974 663063
dthompson@innes-england.com



Joe Bennett
07535312059
jbennett@innes-england.com

Location

Located in King's Heath a well established suburb approximately 4 miles to the south of Birmingham city centre, close to the catchment of Moseley on the A435 Alcester Road and is part of the Brandwood and Kings Heath Ward.

The property is situated to the south of Vicarage Road (A4040) within a busy retail parade with nearby occupiers comprising a mix of local independent retailers, service providers, food outlets and a Co-op Food store.

The A435 is close by providing access to both Birmingham city centre and the M42.

Description

Two storey detached building of traditional brick construction under a pitched tiled roof with UPVC doors and windows.

Previously occupied as a veterinary practice, the ground floor provides a reception area and two small consultation rooms that have laminate flooring, suspended ceilings with inset light panels. There are three other consultation/surgery rooms that have vinyl flooring and fluorescent strip lighting along with kitchen, store and w.c. facilities.

The first floor is a residential flat comprising two double bedrooms, living room kitchen and bathroom. The flat is accessed via staircase approach internally and has no separate access.

The property has gas central heating.

To the side of the property is a small adjoining garage providing additional storage and forecourt parking for 3 cars. In addition there is a garden to the rear.

Accommodation

	Sq M	Sq Ft
Ground Floor	100.8	1,085
First Floor	42.2	454
Total	143	1,539

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

The premises were previously used as a veterinary surgery falling within Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended).

Tenure

The premises are available by way of a sub-lease for a term to expire on the 14th December 2032 at the current passing rental of £17,250 per annum.

Business Rates

The property is currently listed as Surgery and Premises and has a rateable value of £9,700. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

Rental £17,250 per annum payable quarterly in advance and exclusive of VAT and business rates

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D (83) and is valid until 12 October 2027

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 22-Jul-2026



