

TO LET (AVAILABLE JUNE 2019) MEDICAL CENTRE

ARRAN MEDICAL CENTRE
MULL CROFT
BIRMINGHAM
B36 0PU



- ❖ TOTAL FLOOR AREA 364.38 SQM / 3,922 SQ FT
- ❖ POTENTIAL FOR OTHER USES (SUBJECT TO PLANNING) – SITE AREA APPROX. 0.42 ACRES
- ❖ ADJ. TO NEW RESIDENTIAL DEVELOPMENTS
- ❖ PRIVATE CAR PARK

26 High Street
Kings Heath
Birmingham
B14 7JT

Tel:
0121 441 3040
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Regulated by RICS

LOCATION

The property is located at Mull Croft, Smiths Wood, North Solihull, approximately 9 miles north of Solihull Town Centre and 10 miles east of Birmingham City Centre.

The building is located in a residential area near to local retail and community services and is served by local buses to Chelmsley Wood Town Centre, Solihull and Birmingham City Centre.

The property is within easy commuting distance of Solihull and Birmingham.

THE PROPERTY

The property comprises a single storey building of conventional brick construction under a flat felted roof currently used as a medical centre and comprising entrance/reception area, waiting rooms, consultancy rooms, Gents, Ladies and Disabled WCs, Store Rooms,

There is a further single storey annex to the main building which provides a self-contained ground floor flat comprising one bedroom, living room, kitchen, and shower room with WC.

To the rear of the main building is a first floor caretaker flat which comprises living room, kitchen, living room, bathroom and one bedroom

The property is offered as a whole providing a total gross internal floor area of **364.38 sq.m / 3,922 sq ft**. Site area 1,709.66 Sqm / 0.42 acres.

LEASE

The property is offered on a minimum 5 year lease or longer with the tenant responsible for rates, utilities, building insurance premium, repairs and other outgoings.

In accordance with the lease code, other lease terms will be considered – contact the letting agents to discuss further.

ENERGY PERFORMANCE CERTIFICATE

The property has an asset rating of C (71)

VAT

All figures quoted are exclusive of VAT which will be added as required

USE

The property is currently used as a Medical Centre (D1 Non-Residential Institution) but has

the potential for a variety of other uses (subject to planning) such as Dental Practice, Private Medical Practice, Hostel, Residential Multiple Occupancy, etc..

All interested parties are advised to make their own enquiries with Solihull Metropolitan Borough Council on 0121 704 6000.

RENT

The asking rent is **£35,000 per annum** (payable quarterly in advance) for the whole property exclusive of rates and outgoings on full repairing and insuring terms.

Satisfactory references will be required from a prospective tenant. The landlord may require a rental deposit.

LEGAL COSTS

Landlord and tenant to pay their own costs in the lease.

The tenant will be required to pay a non-refundable administration fee of £250.00 plus VAT prior to the landlord instructing his solicitors

ANTI-MONEY LAUNDERING REGULATIONS

To comply with the current regulations please be advised that two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

SERVICES

Mains electricity, gas and water are connected.

The agents have not tested the services and interested parties are advised to make their own enquiries regarding the adequacy and condition of the services for their own purposes.

RATEABLE VALUE

The Valuation Office website states that the property is assessed as follows.

Health Centre & Premises: £22,750

Prospective tenants are advised to make their own enquiries of the rating department of Solihull Metropolitan Borough Council on 0121 704 6000.

VIEWINGS

Strictly by prior appointment with the sole agent. Please contact Zafar Zackaria **0121 441 3040**. Email: zafar@chiverscommercial.co.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Chivers Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

**FORMER MEDICAL CENTRE
MULL CROFT
SMITHS WOOD
BIRMINGHAM
B36 0PU**



site plan

Dr. Sandhu and Dr. Rangwani
Arran Medical Centre and Rest Home
Proposed caretakers flat, extension
and refurbishment to surgery.

drawing no. 1615/6
scale 1:200

F.J. & M.J. Meeson RIBA. Chartered Architects 131 Lichfield Street Walsall
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