

# TO LET

## BIRMINGHAM: FORMER POLICE STATION, CANTERBURY ROAD, PERRY BARR, BIRMINGHAM, B20 3AA



### LOCATION

Birmingham is the UK's second city and the administrative centre of the West Midlands. It lies at the heart of the national motorway network with the city being bounded by the M5, M6 and M42 motorways.

The property occupies a prominent position fronting Canterbury Road with rear access from Thornbury Road into a secure car park. The property is situated just off the main A34 Birchfield Road, approximately 0.5 miles from One Stop Shopping Centre and 3 miles north of Birmingham City Centre.

### DESCRIPTION

The property comprises a detached two storey former police station of brick construction surmounted by a pitched tiled roof, situated next to Canterbury Cross Primary School. The accommodation currently comprises of office, meeting and interview rooms, holding cells and ancillary stores on the ground and first floor, together with, WCs and basement storage. At the rear there is a secured surfaced car park with vehicular access from Thornbury Road.

### ACCOMODATION

The property extends to approximately 5,594 sq.ft. (519.70 sq.m.), over the ground and first floors

### TENURE

A new full repairing and insuring lease would be granted for a term of 10 years.

### RENT

£65,000 per annum

### RATES

According to the Valuation Office Non-domestic Rating list 2017, the following rateable values apply:-

RV - £30,250

### SERVICES

Mains electricity, gas, water and drainage are available to the property. The services have not been tested. Interested parties are advised to make their own enquiries.

### LEGAL COSTS

Each Party is to be responsible for their own legal costs.

### CONTACT

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**Tel: 0121 667 2127**

## OUR SERVICES:

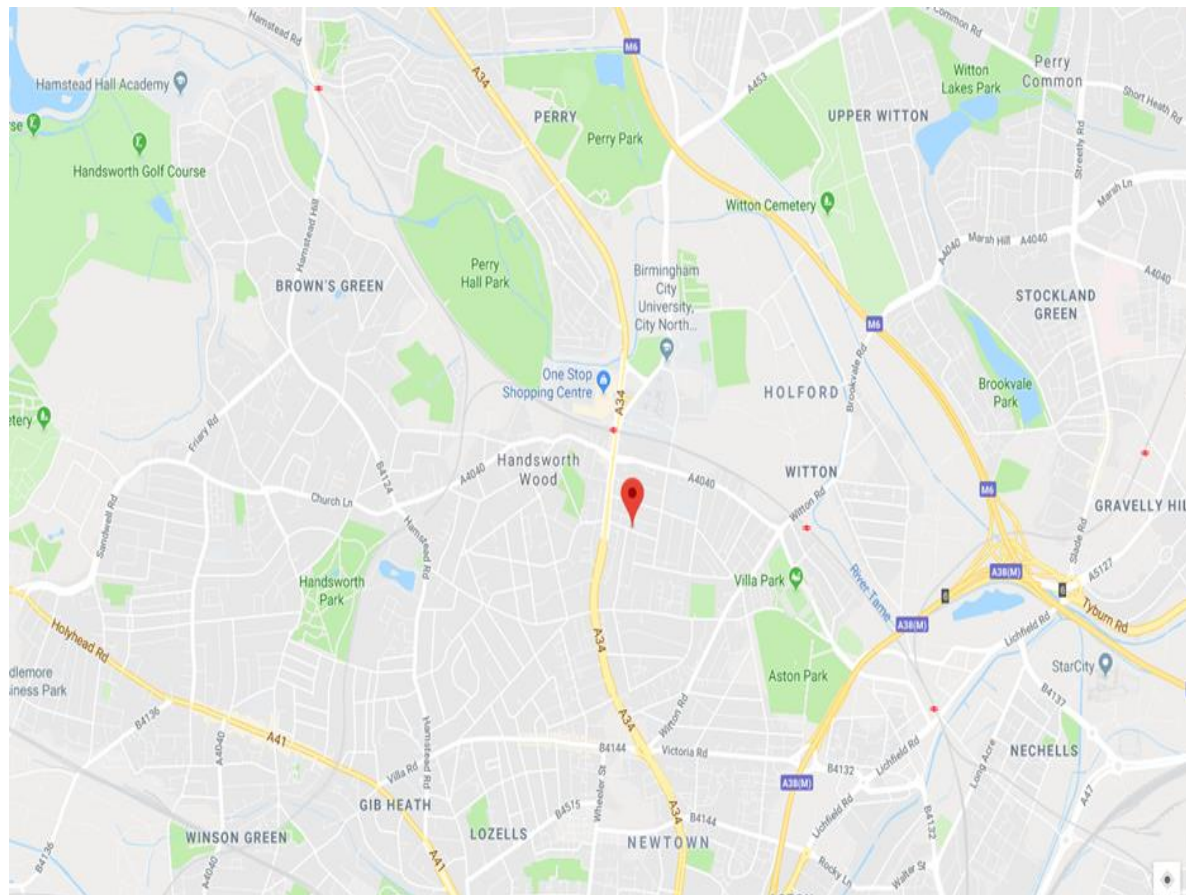
ACQUISITION & DISPOSAL  
PROPERTY MANAGEMENT  
ASSET MANAGEMENT  
INVESTMENT  
LANDLORD & TENANT  
DEVELOPMENT

### Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.).  
Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



Date: July 2018

**SUBJECT TO CONTRACT**

Tel: 0121 667 2127

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