

162 Hagley Road  
Edgaston, Birmingham  
B16 9NX



## LOCATION

This former Royal College of Nursing is located on the main arterial Hagley Road, which connects the North of Birmingham-to-Birmingham City Centre. Fronting onto the Hagley Road, these premises sit within The Calthorpe Estate in the leafy suburb of Edgbaston. Edgbaston Village also offers a variety of other amenities, including Village Kitchen, Boston Tea Party, and popular gastro pubs The High Field and The Physician, as well as the exclusive Edgbaston Priory Club. Nearby occupiers include – The Rainbow Casino, The Strathallan Hotel, Fiesta Del Asado, and the Genting Casino

## DESCRIPTION

This Georgian property is arranged across 3 floors, and benefits from dedicated car park at the front of the building, and large garden to the rear.

## FLOOR AREAS & QUOTING RENT

LEVEL	Floor Area
Ground Floor	1,863 sq. ft.
First Floor	1,532 sq. ft.
Second Floor	340 sq. ft.

## TENURE

The premises are available by way of a new FRI lease.

## RATEABLE VALUE

To be assessed

## RENT

£55,000 per annum.

## LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Depending on use offered by an interested party, the transaction may fall under the TUPE regulations.

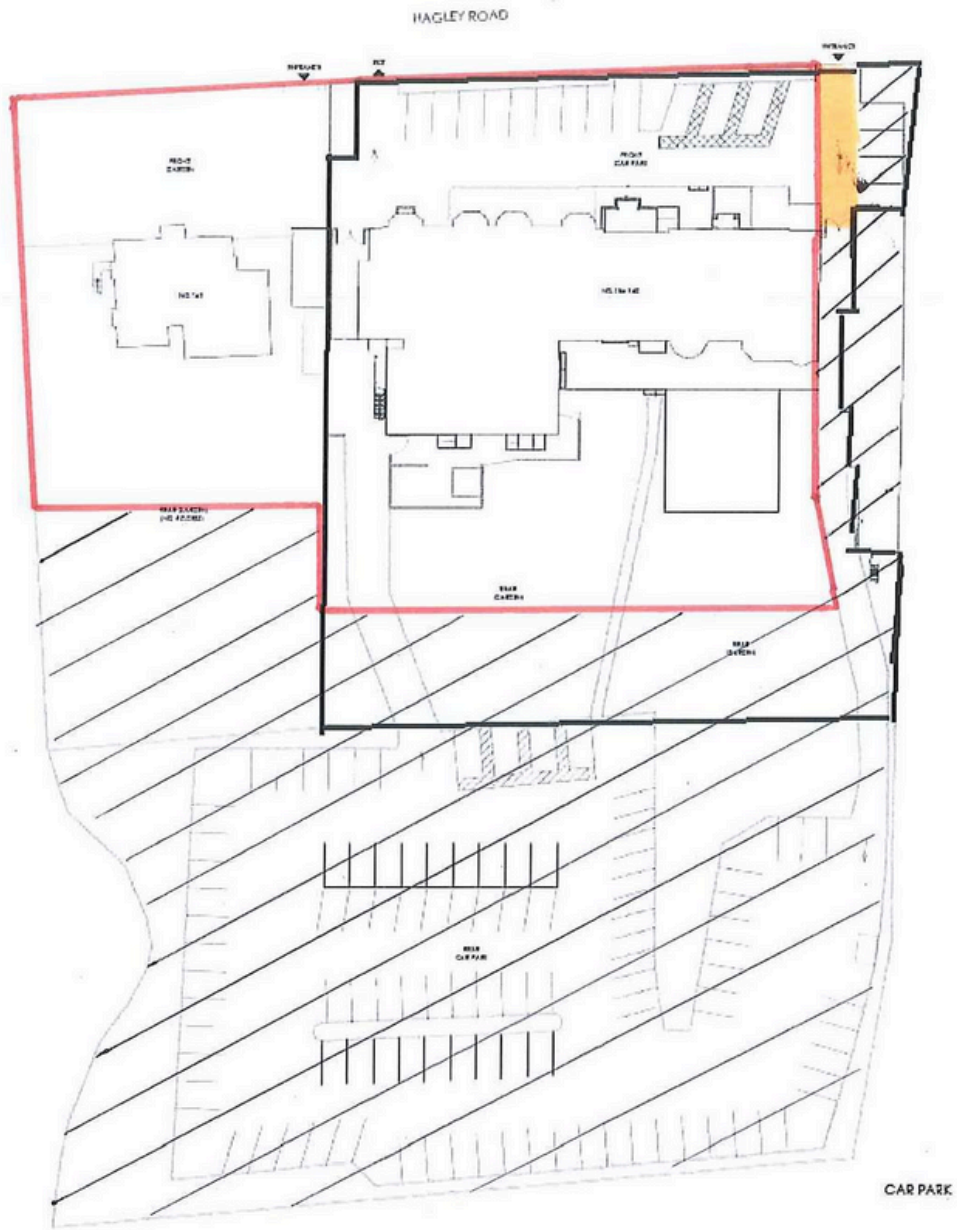
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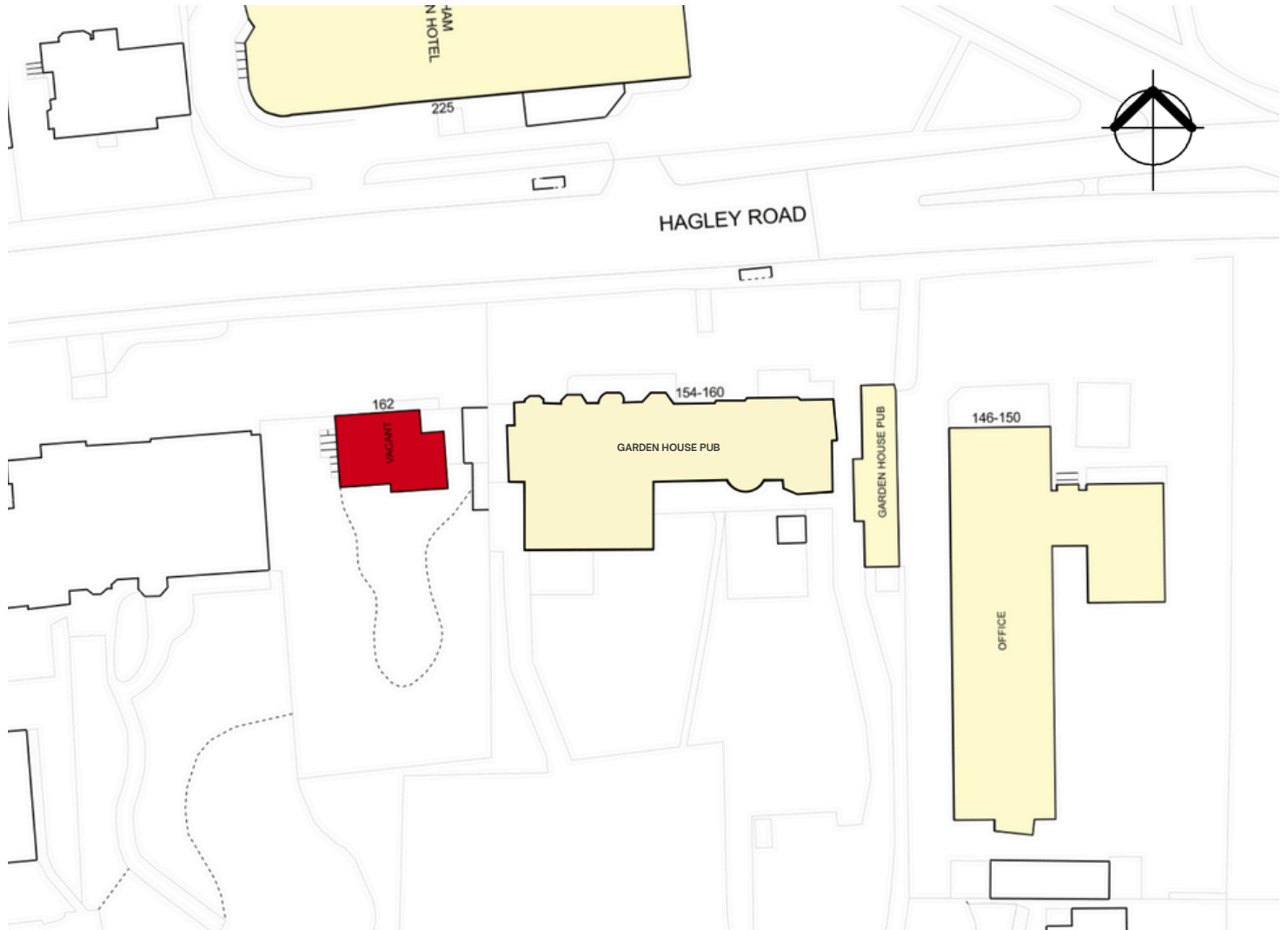
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CALTHORPE  
ESTATES







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