

PREMISES TO LET BY INFORMAL TENDER (PREVIOUS D1 USE)

**Greaves Tenants Hall
Adj Greaves Square
Hillmeads Road
Kings Norton
Birmingham
B38 9NE**



Location/ Description:

The property is located in a residential area of Kings Norton, an outer city suburb of Birmingham comprises a mix of high and low level municipal housing.

The property was formerly used as a Tenants hall, Neighbourhood office and more recently a Community Centre, built in circa 1950 and renovated in 1999.

The property is single storey and of traditional construction; block and brick, with a pitched concrete tiled roof. The accommodation is divided into a lobby, main hall, office rooms, kitchen and ancillary storage space and WC facilities. The premises benefit from an outdoor garden area enclosed by metal fencing.

Approximate Areas:

	Metric	Imperial
Net Internal Area	163.04 m ²	1,755 ft ²

Use:

The premises were previously used for the purpose of a Community Centre (D1 Use). The Council's standard lease or tenancy restricts the use of the premises to D1.

Rent:

Offers are invited in excess of £13,000 per annum exclusive.

Tenure:

The Landlord may consider the following on a full repairing and insuring term:

- (i) A tenancy for a term of three years (less 1 day) or,
- (ii) A five year lease (or multiples thereof)

EPC:

A copy of the Energy Performance Certificate can be made available upon request.

Rating Assessment:

We have been advised by the Local Authority's Business Rates section of the following:

Current Rateable Value: £4,800 pa
Rates Payable 2019/2020: £2,357 pa

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511/5510 to verify the rates payable and whether they qualify for reduction.

Viewings:

Viewings will be carried out strictly by appointment only. Please contact Birmingham Property Services on the number below if you wish to attend a viewing on the following date/time:

Wednesday 8th January at 12pm – 12:30pm

Friday 10th January at 12:30pm – 1pm

Wednesday 15th January at 12pm – 12:30pm

Friday 17th January at 12pm – 12:30pm

Telephone: 0121 303 3935

Email:

ashley.brown@birmingham.gov.uk

raman.thakur@birmingham.gov.uk

Offers/Deadline:

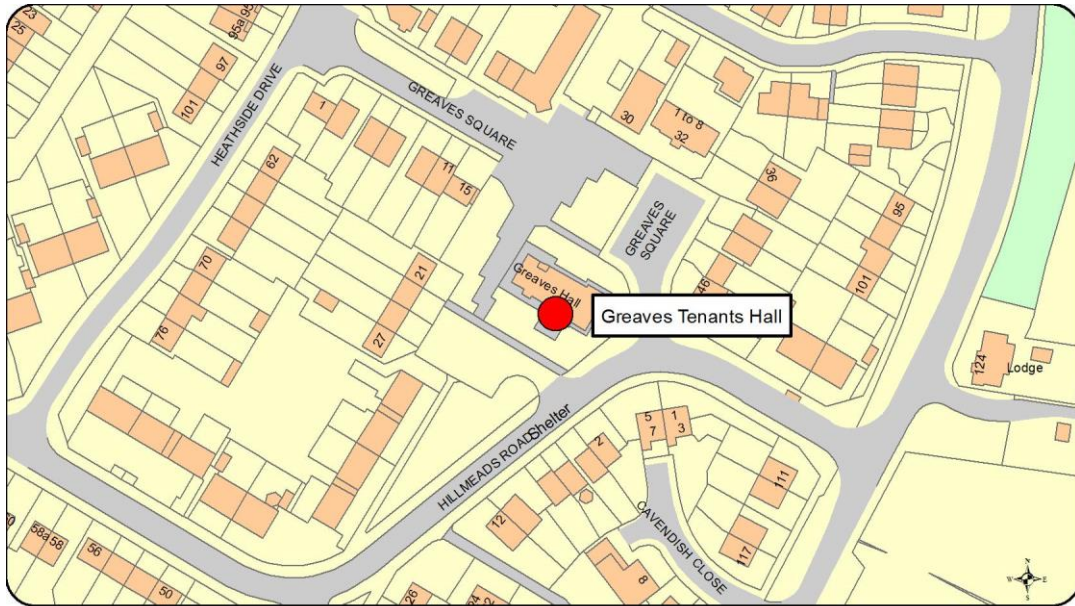
OFFER SHOULD BE SUBMITTED IN WRITING ON THE ATTACHED TWO FORMS AND SENT TO THE ADDRESS BELOW IN A SEALED, WINDOWLESS A4 ENVELOPE BY RECORDED DELIVERY OR HAND DELIVERED.

OFFERS WILL NOT BE OPENED UNTIL AFTER THE CLOSING DATE HAS EXPIRED.

Offers to be received by **NO LATER THAN MIDDAY WEDNESDAY 22ND JANUARY 2020**

Birmingham Property Services, Birmingham City Council, 10 Woodcock Street, PO Box 16255 Birmingham B2 2WT

Location Plan



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Aerial View



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