



**FOR SALE - Freehold Office Investment**

Generating a rental of £120,792 per annum

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

# The Moat House & Stables

## Lichfield Road

### Sutton Coldfield

#### B74 2NJ

An attractive, character office investment located in the heart of Sutton Coldfield.

#### Location

The Moat House occupies a prominent location fronting Lichfield Road (A5127) in the heart of the affluent Sutton Coldfield.

The premises sit on the entrance to the Sutton Coldfield Campus of B-Met College, immediately opposite the Police Station and adjacent to Mitre Court, a multi-occupied office development.

The property is a short walking distance from the town centre and Sutton Coldfield Railway Station which has regular services to Birmingham New Street and Lichfield.

Sutton Coldfield is well located for access to the Midlands Motorway Network including the M42, M6, and M6 Toll.

#### Description

The Moat House comprises a substantial and impressive Grade II\* Listed property built in Circa 1680 by Sir William Wilson (1641-1710), for his own occupation.

The building is arranged over lower ground, ground, first, and second floors with each floor comprising a variety of office suites.

This unique property features a number of characterful features including a large reception area with an imposing fireplace, a feature staircase, and an impressive board room with barrelled windows overlooking the landscaped garden.

The property has been recently refurbished to a high standard blending modern standards with the timeless charm of the original features.

Externally the property benefits from secure car parking to the frontage.

The stables are situated at the rear of the Moat House and provide four self-contained offices, studios with independent entrances, and toilet and shower facilities.

The development benefits from many character features including exposed brick walls and timber roof trusses.



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## Accommodation

### The Moat House

Lower Ground	1,142 ft <sup>2</sup>	106 m <sup>2</sup>
Ground Floor	1,684 ft <sup>2</sup>	156 m <sup>2</sup>
First Floor	1,268 ft <sup>2</sup>	117 m <sup>2</sup>
Second Floor	1,167 ft <sup>2</sup>	108 m <sup>2</sup>
Total (NIA)	5,261 ft <sup>2</sup>	487 m <sup>2</sup>

### The Stables

MH1	188 ft <sup>2</sup>	17 m <sup>2</sup>
MH2	150 ft <sup>2</sup>	13 m <sup>2</sup>
MH3	490 ft <sup>2</sup>	45 m <sup>2</sup>
MH4	290 ft <sup>2</sup>	26 m <sup>2</sup>
Total (NIA)	1,118 ft <sup>2</sup>	101 m <sup>2</sup>

### Pricing/ Tenure

Offers in the region of £1,250,000 are sought, subject to contract reflecting a Net Initial Yield of 9.23% (when assuming purchasers' costs of 4.66%) and a low underlying Capital Value of £195 ft<sup>2</sup>.

### VAT

All prices quoted are exclusive of VAT. However, it is envisaged the sale will be treated as a TOGC.

### Service Charge

A service charge is levied to cover the cost of maintenance, utilities, and upkeep of communal areas.

### Energy Performance Certificate (EPC)

Available on request from the agent.

### Services

We understand that all mains' services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to conduct their own investigations.

### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

### Legal Costs

Each party is responsible for their own legal fees incurred during this transaction.

### Viewings and Further Information

Strictly via the sole agent Siddall Jones on 0121 638 0500

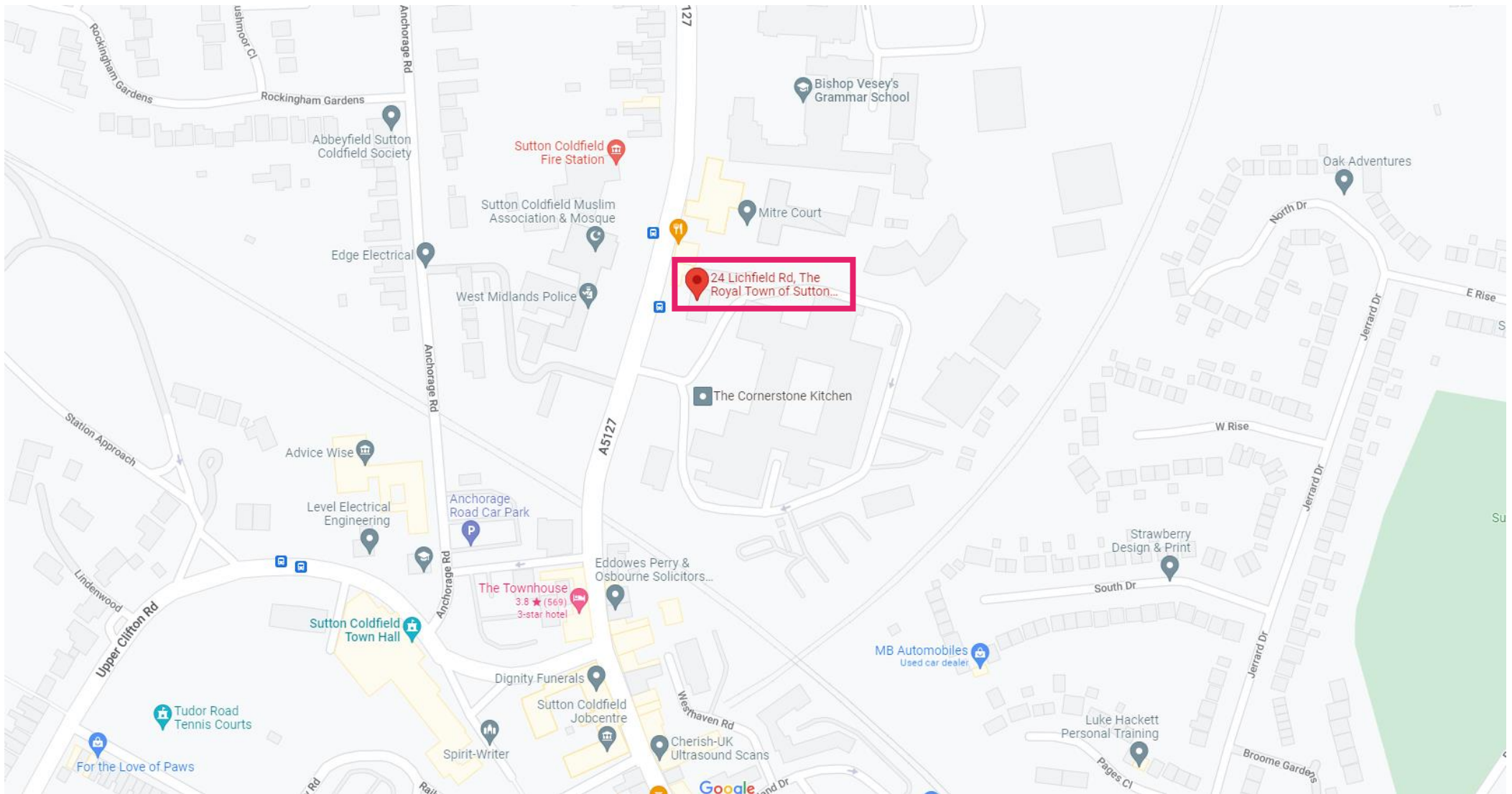


## Tenancy Schedule

The Moat House				
Unit No	Tenant	Rental (per annum)	Service Charge (per annum)	Term of lease
<b>Lower Ground</b>				
LG	Cornerstone	£21,672	£3,600	3 years from 2023
<b>Ground Floor</b>				
MH10	Urban Village	£7,200	£1,800	3 years from 2023
MH11	KDW Associates	£7,200	£2,160	1 year rolling
MH14	Dr Crooks	£3,600	£600	1 year rolling
MH15	Onens	£7,200	£2,100	1 year rolling
<b>First Floor</b>				
MH16-21	Health in Menopause	£24,000	£25,000	6 years from 2023
<b>Second Floor</b>				
MH24	Cornerstone	£5,760	£1,200	3 years from
MH25	Golden Living	£7,200	£1,800	1 year rolling
MH26	Urban Village	£7,200	£1,800	3 years from 2023
MH27	Vacant			
<b>Total</b>		<b>£91,032</b>	<b>£40,060</b>	
The Stables				
Unit No	Tenant	Rental (Per annum)	Service Charge (per annum)	Term of lease
MH 1	Sophia Idjer	£6,360	£1,800	1 year from Nov 2023
MH 2	Filled with Love	£6,000	£1,800	1 year rolling
MH 3	Jenny Gough	£10,200	£1,200	1 year from Oct 2023
MH 3 Storage	Vacant	-	-	-
MH 4	Garry Smith	£7,200	£2,400	1 year from July 2023
<b>Total</b>		<b>£29,760</b>	<b>£7,200</b>	

Please note we are currently awaiting copies of the leases and the full lease terms will be available once in receipt.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.