



## The Moat House

Lichfield Road, Sutton Coldfield, B74 2NJ

**An Attractive Character  
Office Building Situated in  
the Heart of Sutton  
Coldfield - Generating a  
rental of £120,792 per  
annum**

**5,261 sq ft**  
(488.76 sq m)

# The Moat House, Lichfield Road, Sutton Coldfield, B74 2NJ

## 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.

## 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.

## Terms

### Pricing/ Tenure

Offers in the region of £1,250,000 are sought, subject to a 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.

## Energy Performance Certificate (EPC)

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.



## Summary

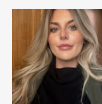
<b>Available Size</b>	5,261 sq ft
<b>Price</b>	£1,250,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



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### **Legal Costs**

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

### **Viewings and Further Information**

Viewings and further information strictly via the sole agent Siddall Jones.