

BIRMINGHAM

78-79 Francis Road, B16 8SP



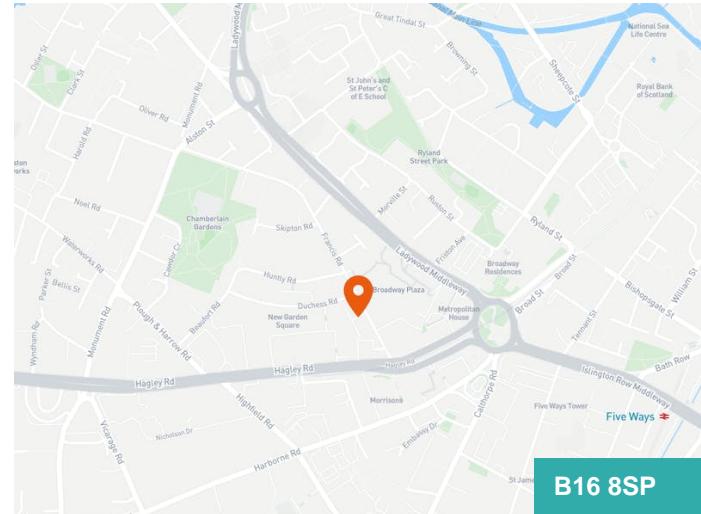
D1 (NON RESIDENTIAL INSTITUTIONS) / EDUCATION / OFFICE FOR SALE

6,829 SQ FT

- Modern four storey building with Grade II listed facade
- Currently used as an office/training centre - Class F1 planning (formerly under D1 use)
- Planning and Listed building consent for conversion to 8no. apartments - REF 21/04591/PA
- Prominent location close to the Hagley Road (A456)
- Well served by public transport links close by
- 15 allocated car parking spaces at the rear of the property

**RARE FREEHOLD OPPORTUNITY WITH CONSENT FOR CONVERSION
TO 8no. APARTMENTS**

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Summary

Available Size	6,829 sq ft
Price	Offers from £1,450,000
Rateable Value	£65,000 Current rateable value (1 April 2023 to present)
Service Charge	N/A
EPC Rating	C (58)

Description

The property comprises a modern four storey building, behind a Grade II listed facade, currently operating as an office/training facility within Use Class F1. Whilst the property is addressed as 78-79 Francis Road, with separate pedestrian entrance doors from the front elevation, there is one central staircase and the buildings therefore very much operate as one.

The accommodation is over lower ground, ground, first and second floors with modern floorplates behind a period facade, providing flexibility in terms of configuration to suit occupier needs.

Planning and Listed Building consent (application numbers 2021/04591/PA and 2021/05042/PA) was granted on 5th August 2021 for change of use from office/training centre (Use Class F1) to form 8 no. apartments (Use Class C3) alongside ancillary landscaping and car parking works.

Location

Francis Road is situated in close proximity to the Hagley Road (A456), the main road in to Birmingham City Centre from the east and the last junction before the Five Ways roundabout. The location sits outside the chargeable, Birmingham Clean Air Zone and is readily accessible, being well served by public transport links, including Five Ways train station and the Metro extension currently being developed, which will provide direct access into the City centre.

Broadway Plaza is immediately opposite 78-79 Francis Road - a mixed-use leisure development providing a number of amenities including a Travelodge, Odeon cinema, bars and restaurants, Nuffield Health gym, bowling alley, casino and Costa Coffee.

Viewings

By prior arrangements via the sole selling agents.

Terms

Available to purchase as a whole on a freehold basis.

Anti-money laundering requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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