AVISON YOUNG

For Sale

Birmingham Youth Court
Steelhouse Lane
Birmingham
B4 6BJ

July 2019

PRIME POSITION—IDEAL REFURBISHMENT/REDVEELOPMENT OPPORTUNITY—16,600 sqft (GIA)
(SUBJECT TO PLANNING)

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avisonyoung.co.uk/15153

The Site

The former Birmingham Youth Court us located un Birmingham's CBD, fronting Steelhouse Lane and is being offered freehold with vacant possession.

The Opportunity

The building and site present a rare opportunity to acquire a significant freehold refurbishment or redevelopment opportunity within Birmingham's CBD.

Suitable for a wide variety of alternative uses (residential/ hotel/offices/retail) subject to planning consents.

Location

The subject property is located within Birmingham City Centre on Newton Street and the corner of Steelhouse Lane.

The property is within walking distance of the CBD and Birmingham retail district.

Furthermore, it benefits from its close proximity to Snowhill Railway Station, the Metro and eventually the HS2 terminal.

Internally comprising of a mixture of secure rooms, retiring rooms, 6 court rooms, break out and cafeteria area located around the perimeter of a central atrium which provides a waiting area for visitors to the court.

There are a number of windows to the front and side elevation along Newton Street with a large skylight in the atrium area.

Description

An attractive 4 storey red-brick building which we understand dates back to 1928. The building was formerly used as Birmingham's Youth Court up until recently.

Internally comprising of a mixture of secure rooms, retiring rooms, 6 court rooms, break out and cafeteria area located around the perimeter of a central atrium which provides a waiting area for visitors to the court.

There are a number of windows to the front and side elevation along Newton Street with a large skylight in the atrium area.

There are 2 lifts a mixture if male, female and disabled wc's located on each floor.

A Heritage report is available on request.

We have not been provided with an asbestos report for the building and therefore cannot comment if there is any asbestos present on site.

HIGHLIGHTS

- **Freehold Building**
- **16,600 sq ft (GIA)**
- **Significant Refurbishment or Redevelopment Opportunity**
- **Attractive Period Features**
- **Prime City Centre Location**

For further information or an appointment please contact:

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Avison Young
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Accommodation

The site extends to approximately 0.15 acres.

The property provides accommodation over basement (plant), ground and 2 upper floors giving an appropriate gross internal area (GIA).

Floor	Sq Ft	Sq M
GF	5,548	515.40
FF	5,517	512.51
SF	5,535	514.21
Total	16,600	1,550

We understand the basement/plant room equates to approximately 177 sq. m (1,900 sq. ft.).

The agents have relied on third party measurements and prospective purchasers must satisfy themselves on the area. Some areas on-site may vary. Indicative floor plans can be provided on request.

Tenure

The site is freehold and will be offered with vacant possession. Prospective purchasers must take their own legal advice in respect of title.

Rates

We are advised that the 2019 Rateable Value is £810,000

Planning

All interested parties should make their own planning enquiries with the local planning authority,, The property is not listed, but is in a conservation area.

Whilst we understand the site has no formal planning consent for alternative uses, the property is situated within built-up surroundings and is considered suitable for a number of alternative uses subject to planning consent.

VAT

VAT is payable on the freehold disposal.

Legal Costs

Each party is responsible for their own legal costs.

EPC Rating

The property has an Energy Performance Certificate rating of E, 124. The EPC is available on request.

Method of Sale

Unconditional and conditional offers are invited for the freehold interest.

For further information or an appointment please contact:

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