

FOR SALE | FREEHOLD

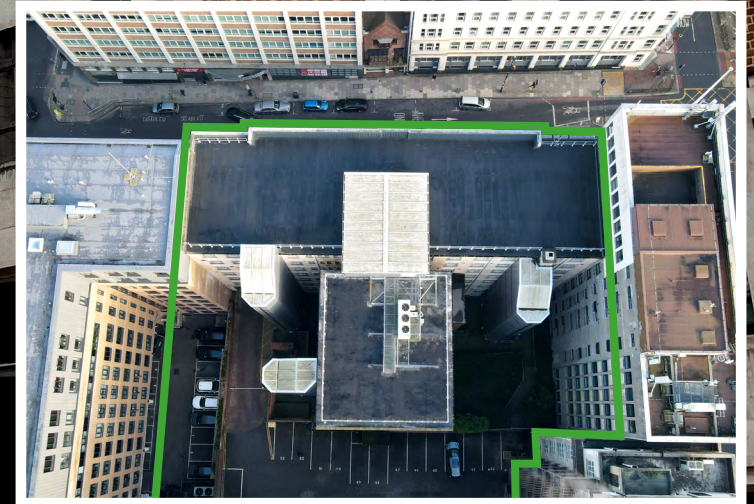
www.avisonyoung.co.uk/newhallstreet

PROPERTY REF: 111229



PRIME REPURPOSING/ DEVELOPMENT OPPORTUNITY

SUBJECT TO PLANNING



APPROXIMATE BOUNDARIES FOR INFORMATION PURPOSES ONLY.

Richmond House | 84 Newhall Street | Birmingham | B3 1PB

**AVISON
YOUNG**

Highlights



**UNCONDITIONAL
AND CONDITIONAL
OFFERS INVITED**

- Existing building extends to approximately 67,435 sq ft (6,265 sq m)
- Prominent Freehold Interest extending to c.0.31 acres (0.13 hectares) gross
- Situated within the Jewellery Quarter and in close proximity to Colmore Row, Snow Hill Station and Paradise
- Conversion potential for a variety of alternative uses, including residential (STP)



Location



THE PROPERTY IS LOCATED NORTH-WEST OF BIRMINGHAM'S CITY CENTRE, WITHIN THE POPULAR AREA OF THE JEWELLERY QUARTER.

More specifically, the property is situated on Newhall Street and is surrounded by a mix of residential and commercial uses together with various redevelopment schemes under construction.

The property is situated a short walk from local Jewellery Quarter amenities including the Chamberlain Clock (11 minutes) and St Paul's Square (5 minutes). City centre amenities also available within the wider surrounding area include Brindleyplace, Paradise, Birmingham Library, The Bullring and The Mailbox.

Nearby mainline rail travel can be accessed at Snow Hill Station (8 minutes' walk), New Street Station (9 minutes' walk) and Moor Street Station (14 minutes' walk) offering connections to London (1 hour 25 minutes' duration), Manchester (1 hour 27 minutes' duration) and Liverpool (1 hour 40 minutes' duration).

Junction 6 of the M6 Motorway at the intersection with the A38M is located approximately 3.0 miles distant and Junction 1 of the M5 Motorway is located approximately 4.0 miles distant via the A41 Birmingham Road.

LEGEND

ST PAUL'S SQUARE

MODA LIVING'S
GREAT CHARLES STREET SCHEME
(PROPOSED BTR DEVELOPMENT)

ONE, TWO AND THREE SNOW HILL

BT TOWER
103 COLMORE ROW
(OFFICE DEVELOPMENT)

ST PHILIP'S CATHEDRAL
& COLMORE ROW

BIRMINGHAM
TOWN HALL /
VICTORIA SQUARE

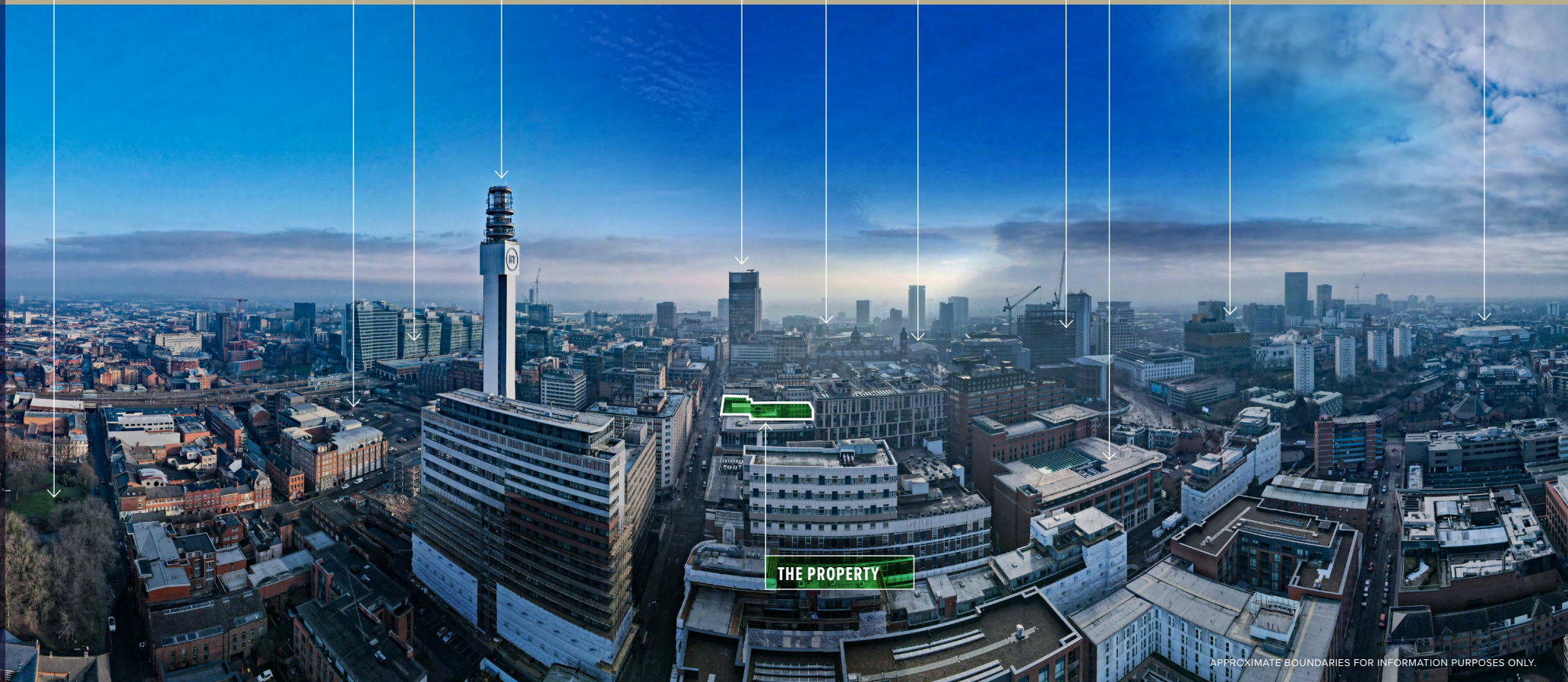
PARADISE CIRCUS
(STRATEGIC DEVELOPMENT)

UCB MAIN
CAMPUS
BUILDING

BIRMINGHAM
LIBRARY

BIRMINGHAM
ARENA

Context



APPROXIMATE BOUNDARIES FOR INFORMATION PURPOSES ONLY.

Richmond House | 84 Newhall Street | Birmingham | B3 1PB

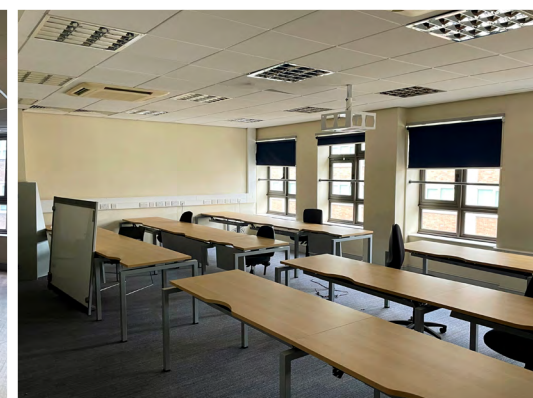
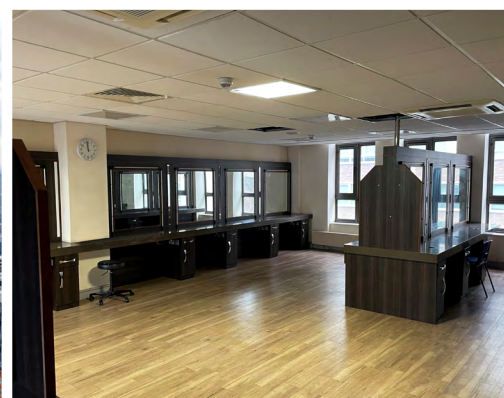
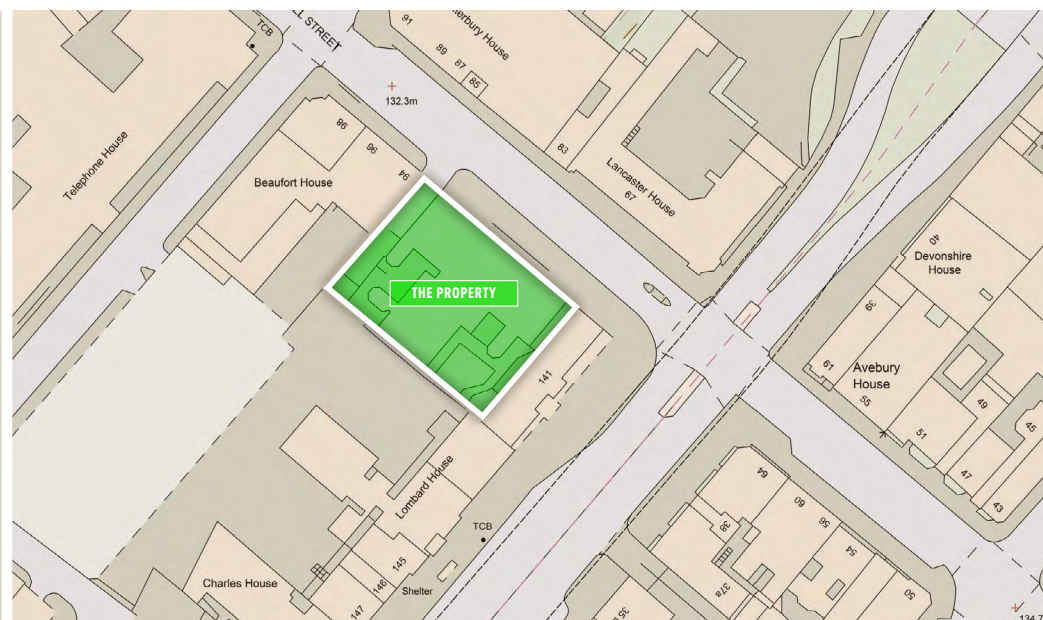
The freehold building comprises a seven storey building which, up until recent years, has been used by the University College Birmingham for a variety of purposes.

Internally the property has a T-shaped configuration, and provides approximately 67,435 sq ft (6,265 sq m) of floor space, inclusive of the basement. The upper floors typically mirror each other in terms of size and layout, apart from minor cosmetic differences.

The boundary of the full extent of the property is delineated in green on the adjacent site plan. The property is currently vacant and will be sold in its current condition.

APPROXIMATE BOUNDARIES FOR INFORMATION PURPOSES ONLY.

APPROXIMATE BOUNDARIES FOR INFORMATION PURPOSES ONLY.





PLANNING

The property is within the jurisdiction of Birmingham City Council Local Planning Authority, and sits within the Jewellery Quarter Conservation Area. The property's most recent use, as a teaching facility, is classified as Planning Use Class F1. Any change of use or redevelopment of the property is likely to require formal planning permission.

We consider the property to have good conversion or redevelopment potential for a range of uses, subject to appropriate planning permission being obtained.

Prospective purchasers are encouraged to make their own enquiries via Avison Young at this stage.

TENURE

The property is to be sold freehold with vacant possession and in its current condition. Furthermore, the property is subject to all third-party rights, easements and statutory designations currently passing, and prospective purchasers must make their own enquiries in this regard. The property comprises the extent of freehold title WM36176.



SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

The Vendor has commissioned a variety of due diligence reports which will be made available on the technical data room during the marketing process.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available within the data room.



TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data room available via the Avison Young website:

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of the property.

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws. The information provided should be used for consultations and illustrative purposes only. Therefore no reliance should be placed on the information or further copies made without the permission of the copyright owner.

BASIS OF OFFERS

The Vendor has a strong preference for a sale of the freehold interest in the entirety of the property on an unconditional basis. Conditional offers may also be considered.

All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the anticipated timescales, proposals including necessary drawings (for bids on a subject to planning basis), and further details of the purchasing company, including details of the financial standing of the company and track record of similar opportunities.

Offers are to be submitted via email, to include a covering offer letter with any supporting information to the selling agents:

mark.birks@avisonyoung.com

joe.williams@avisonyoung.com

Interested parties are permitted to submit and offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.



VIEWING

Avison Young request that interested parties do not attempt to gain access to the property without contacting Avison Young in the first instance.

A series of viewing dates will be arranged throughout the marketing period.

VAT

All offers are to be exclusive of VAT which may apply.

CONTACTS

JOE WILLIAMS

T +44 (0) 121 609 8820

M +44 (0) 7736 279 930

joe.williams@avisonyoung.com

MARK BIRKS

T +44 (0) 121 609 8463

M +44 (0) 7985 234 596

mark.birks@avisonyoung.com

RACHEL HILL

T +44 (0) 121 609 8004

M +44 (0) 7904 317 428

rachel.hill@avisonyoung.com

**AVISON
YOUNG**

3 Brindleyplace
Birmingham
B1 2JB

Subject to contract:
March 2022

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/unders/lessee.