



- Opportunity to acquire a prime city centre redevelopment opportunity with potential for high density new build development (STP).
- The site extends to c. 0.68 acres (0.28 ha) and was formerly used as an education institution. The existing building extends to GIA c. 34,366 sq ft (3,192 .7 sq m).
- The site is offered with the benefit of a new 250 year long leasehold interest.
- Offers invited by no later than 12 noon on July 5th.

For Sale

Brasshouse Centre, 50 Sheepcote Street,
Birmingham, B16 8AJ



Introduction

JLL are appointed to dispose of the Brasshouse Centre, 50 Sheepcote Street, Birmingham, B16 8AJ

Situated just off Broad Street to the west of Birmingham city centre the site measures c.0.68 acres.

The site is bounded by Sheepcote Street to the east, Essington Street to the north and wrapped around by hotel and leisure accommodation for the remaining boundaries.

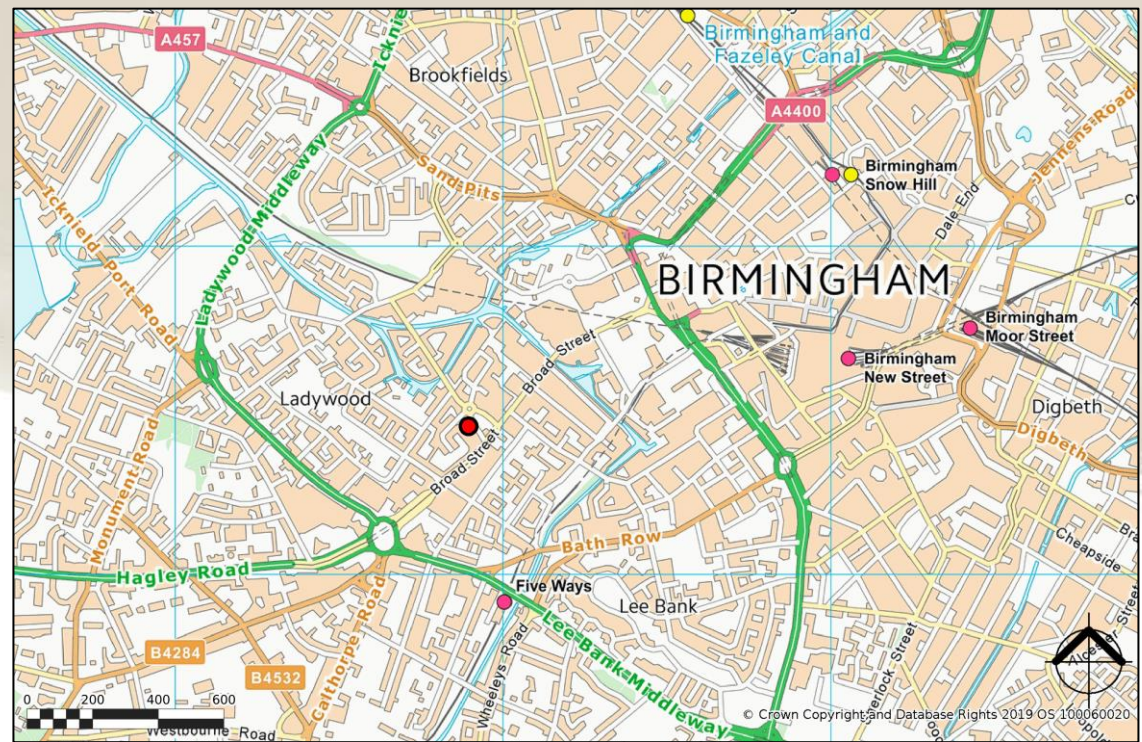
This is a prime high-density development opportunity located within a short walking distance from Birmingham's vibrant leisure, retail, and commercial offerings.

Location

Birmingham, the United Kingdom's second city, sits 100 miles north west of London and 70 miles south east of Manchester.

The subject site is centrally located, 600m to the west of the city centre, with vehicular access from Sheepcote Street, close to its junction to Broad Street. Brindleyplace is less than a 2 minute walk with the city centre's retail core (including the Mail Box and the Bull Ring), together with New Street train station, within a 15 minute walk. Five Ways train station, which provides connections to The University of Birmingham is an 8 minute walk to the south.

The city is located at the heart of the UK's motorway and rail network with over half of the UK's population living within a 2 hour drive time. The motorways M6, M42, M54 and M5 service Birmingham from all directions and the city benefits from three mainline stations with Birmingham New Street being the busiest station outside of London.



Birmingham International airport, 10 miles east of the subject property allows access to many major international destinations.



Birmingham New Street railway station, 15 mins walk away, provides unparalleled National Rail connections to the whole of Great Britain.



Phase 2 of the Birmingham Westside Metro Extension, which will link New Street Station to Edgbaston, is due to open for passenger service in 2021. The extension includes local stops at both Brindleyplace and Five Ways.

Local Attractions & Amenities - Walking Distance

New Street Station – 15 mins Moor Street Station – 23 mins

Arena Central – 8 mins

Curzon Street Station – 27 mins

The Bullring – 20 mins

Colmore Row – 16 mins

The Mailbox – 12 mins

Broad Street – 1 min



Opportunity

The site extends to c.0.68 acres (0.28 ha). The site and existing building does not have a specific land-use designation in the BDP.

The accommodation on site comprises a primary building with a first floor walkway to a detached rear block which in total extends to c.34,000 sq ft GIA.

Offers are invited on a subject to planning basis for a 250 year long leasehold interest.

Planning

The site falls under the jurisdiction of Birmingham City Council. There are no current planning approvals for the site itself. Planning history relates to its former education function, comprising minor amendments to the existing building; and the creation of the 1st floor walkway linking the primary building with the detached rear block and a new 1st floor element to this block.

The site lies within Birmingham City Centre 'growth area' as identified in the Birmingham Development Plan (BDP) policy GA1; and on the fringe of the Greater Icknield as identified at policy GA2.

Suitable for a variety of uses the site offers the potential to introduce a tall building. Proposals must effectively activate and overlook street environments and introduce an elegant form that adds to the emerging tall building cluster centred around Broad Street.

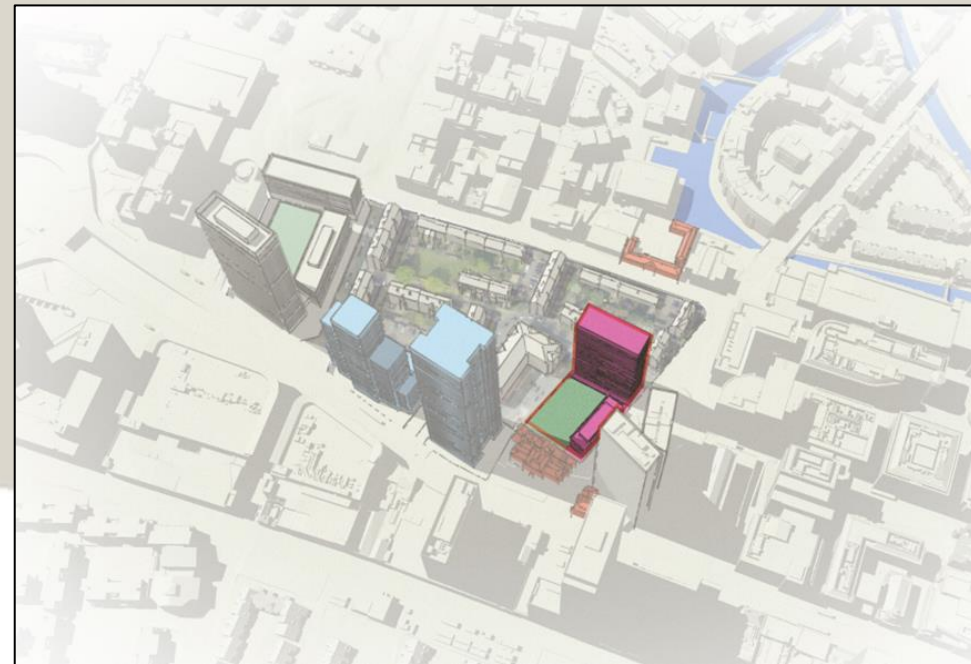
Key requirements and consideration:

- The retention of the existing, historic block fronting Sheepcote Street
- The introduction of a tall building on the remaining element of the site
- Consideration and acknowledgement of the grade II listed Former Royal Orthopaedic Hospital adjacent to the site

For further details please see the planning review and urban design analysis in the data room.



Brasshouse Centre from Sheepcote Street



Indicative Massing

Further Information

Offers Invited

The site is offered for sale by way of informal tender. Offers are invited for the whole site on a subject to planning basis. Buyers can submit more than one offer, including alternative deferred payment structures.

All offers should be supported by confirmation of -

- Proof of funds
- Timescales for exchange and completion
- Acceptance of the proposed lease terms

Please use the Invitation To Tender (ITT) response form available in the download section of the data room. Offers must be submitted by noon on the 5th July 2023 by email to the following parties to William Cox (William.cox@jll.com) and Max Fellows (max.fellows@jll.com).

Please note that the Vendor is not obligated to accept the highest offer or indeed any bid submitted during the marketing process.

Tenure

The site is to be sold with the benefit of a 250 year long leasehold interest at a peppercorn rent

Viewings, Data Room & Further Information

Please contact the sole selling agent JLL for access to the data room and any other additional information. Any 'on-site' viewings are to be strictly by prior arrangement. Upon receipt of your expression of interest JLL will provide access to the Data Room containing legal and technical information including title documents and other relevant information that may assist a purchaser.

VAT

The property is not elected for VAT.

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