

FOR SALE / TO LET

St Nicolas Place, 81 The Green, Kings Norton, B38 8RU

NIA Approx 625 sq m 6,737 sq ft)



- Iconic Building
- Restoration Award won 2004

Bruton Knowles
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CODE 4459

St Nicolas, 81 The Green, Kings Norton

LOCATION

The property is located in the village of Kings Norton, a suburb just 6 miles south of Birmingham city centre and approximately 1.5 miles from the Worcestershire border. The property is within the Kings Norton Conservation Area.

Situated on the historic village green, the majority of neighbouring properties are retail or residential. Neighbouring properties include The Bull's Head Public House and St Nicolas' Church.

Kings Norton train station is situated 0.5 miles north of the subject property which provides regular services to Birmingham New Street with an average journey time of 15 minutes. There are also numerous bus services that connect the village of Kings Norton with Birmingham city centre and other smaller towns and villages.

DESCRIPTION

The property is a Grade II* listed building dating back to the 15th century, originally built as a merchant's house. The property was extended in the early 16th century and later converted to a Public House in the 18th century with another extension added in the 19th century.

Further refurbishment works were carried out in 2006-2008 after the property won the BBC Restoration Programme led by Griff Rhys Jones in 2004 and £4.3 million was raised in order to restore the property including many of its original features such as timber beams and low ceilings.

There are a number of large function rooms which are currently used by local community groups such as Rainbows, Alheimers Group, Cantare Community Choir, various fitness groups and many more. The smaller rooms are used as offices or retail outlets and are currently occupied by five tenants under Tenancies at Will agreements.

There is no car parking associated with the property, however we have been advised that there is an agreement in place which allows staff to park their cars in the pub car park for free when displaying a relevant permit.



CONTACT

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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

ACCOMMODATION

Floor	Sq m	Sq ft
Basement	2.64	28
Ground	305.63	3,290
First	317.61	3,419
Total NIA (Approx.)	625.89	6,737

ENERGY PERFORMANCE CERTIFICATE

Instructions for the production of a draft EPC have been issued

LEGAL COSTS

The purchaser or tenant to be responsible for the owners reasonable legal costs.

TENURE/TERMS

Freehold: Unconditional offers over £1,000,000 are sought with all rights reserved for an informal tender process.

Leasehold: The property is available by way of a new lease on a full repairing and insuring basis with initial offers sought in excess of £50,000 per annum.

VAT

We have been advised that the property is not elected to tax, however this should be checked by solicitors.

SERVICES

We understand that the property is connected to mains electricity, water, drainage and telecoms.

Note: None of the services mentioned in these particulars have been tested. We recommend that all prospective purchasers satisfy themselves of the condition, efficiency and suitability in accordance with their individual requirements.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment only via the sole selling agent.

DATA ROOM

A data room has been prepared to accompany the marketing particulars, providing detailed information on current occupation and title.

NATIONAL LOTTERY HERITAGE FUND

The property is subject to National Lottery Heritage Fund grant funding which requires the Property to be maintained and used in accordance with the Fund's grant terms and conditions. This includes public access being made available until at least 2031. Any sale by the current owner is subject to the Fund's approval and any terms and conditions that the Fund may impose.