

Birmingham - 83 Lichfield Road, Sutton Coldfield B74 2RP
Children`s Care/Supported Living Home (C2) to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Birmingham - 83 Lichfield Road, Sutton Coldfield B74 2RP

Children`s Care/Supported Living Home (C2) to Rent



Property Features:

- Comprises 8-bed children`s care/supported living home
- Planning submitted for change of use to C2 (Currently C3)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Bus stop located directly in front of the property, providing direct services to Sutton Coldfield town centre and train station (5 min).

Property Description:

Comprises three-storey detached house with private drive at front and large garden at rear. The property benefits from side garage & storage, providing the following accommodation and dimensions:

Ground Floor: 119 sq m (1,285 sq ft)

Entry hall, 2 bedrooms, kitchen, utility room, wc

First Floor: 104 sq m (1,122 sq ft)

4 Bedrooms, bathroom/wc, separate wc

Second Floor: 44 sq m (473 sq ft)

2 Bedrooms

Total GIA: 267 sq m (2,880 sq ft)



Birmingham - 83 Lichfield Road, Sutton Coldfield B74 2RP

Children's Care/Supported Living Home (C2) to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £2,076.92 per week (PCM: £9,000)

Deposit: £27,000 (3 Months)

Rateable Value:

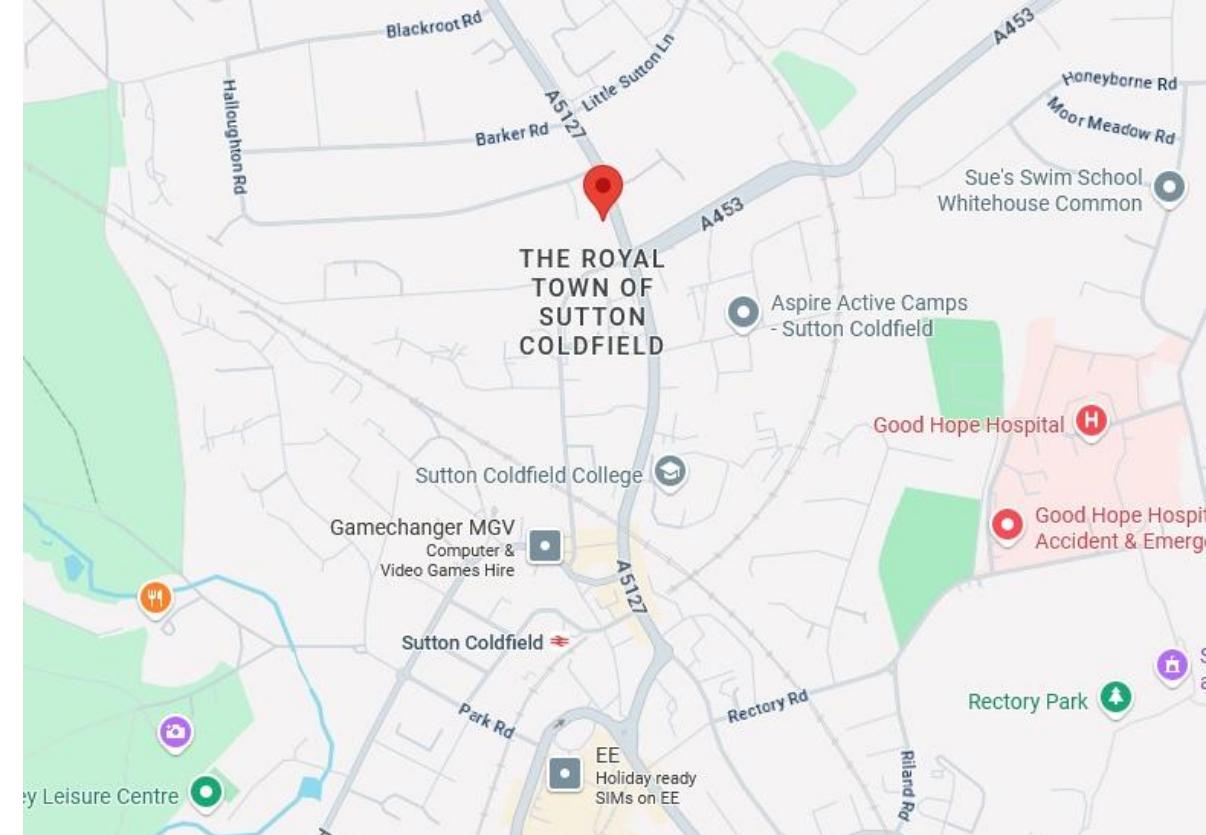
Rateable Value - TBC

Rates Payable - TBC

Incoming tenants would have to register the property with VOA and determine rateable value and rates payable.

EPC:

Certificate and further details available on request.



Location:

The property is located on the Lichfield Road, near the junction of Tamworth Road and Anchorage Road and is within easy reach of local amenities including Sutton Coldfield shopping centre and Sutton Park. Bus stop Tamworth Road is located directly in front of the property, providing direct services to Sutton Coldfield town centre and train station (5 min).

Birmingham - 83 Lichfield Road, Sutton Coldfield B74 2RP

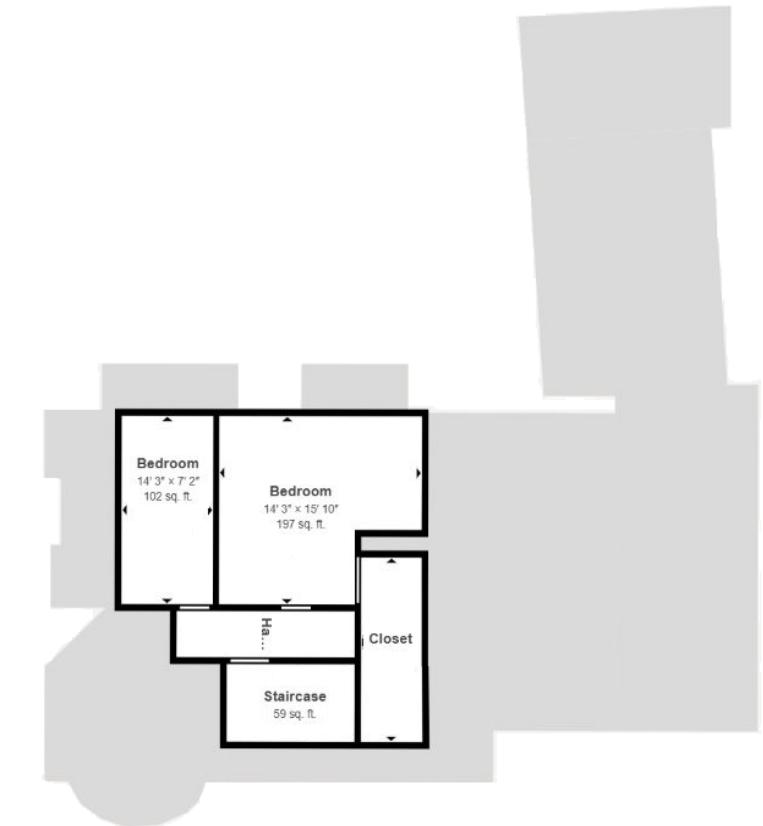
Children's Care/Supported Living Home (C2) to Rent



Ground Floor



First Floor



Second Floor

Birmingham - 83 Lichfield Road, Sutton Coldfield B74 2RP

Children's Care/Supported Living Home (C2) to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE
PROPERTY CONSULTANTS