

# 39 GEORGE ROAD

## GRADE II LISTED COMMERCIAL BUILDING TO LET



39 GEORGE RD,  
EDGBASTON,  
BIRMINGHAM B15 1PL

**1,505 sq ft (139.8 sq m)**

plus excellent parking to the rear of premises

 **Philippa  
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REAL ESTATE

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# TO LET COMMERCIAL PREMISES



## Location

The premises has direct access from George Road in the thriving area of the Edgbaston commercial district on the Calthorpe Estate in one of the UK's largest conservation areas. It is close to the heart of the 'Edgbaston Village' area, where a mix of uses are now found, including restaurants, bars, cafés, gym and hotels. Edgbaston is also one of the prime residential areas of Birmingham and close to the QE Hospital.

## Local Amenities

Within close walking distance are the restaurant offerings on Highfield Rd including;

- The Physician
- The Edgbaston hotel and bar
- The Highfield
- Simpsons Michelin starred restaurant

Other amenities close by include;

- The Marriott and Park Regis Hotels
- Boston Tea Party
- Morrisons supermarket
- Crèche/nursery facilities
- Five ways leisure facilities including cinemas, bars and restaurants
- Edgbaston Golf Club
- Priory Tennis Club
- Broad Street and Brindleyplace
- Birmingham Botanical Garden

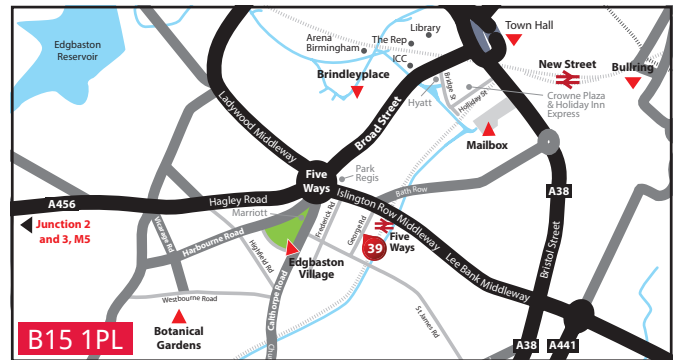
## Description

The building is a grade 2 listed 2 storey semi detached, white stucco fronted office building, which we believe was built in the 1800's. It has attractive period features inside and out with a tiled pitched roof and the benefit of a rear garden now laid over mainly to a car park for 10-12 cars. Access is via a side drive off George Road.

Internally the building provides a mix of open plan, but mainly individual offices accessed from a hall and staircase and corridors on the ground and first floor. The offices are mainly carpeted, but some areas including the WCs and the kitchen on the ground floor and some hallways have a hard surface floor. Walls are generally plastered painted or papered and there is a mix of lighting styles throughout. Heating is via gas fired radiators, with a boiler located in the basement. Electrical wall sockets provide power.

## Tenure

The building is available by way of a new lease, at terms to be agreed. Full details of terms available upon request and subject to contract.



## Accommodation

We have measured the premises in accordance with the RICS code of measuring practice 6th addition and confirm the following approximate net internal floor areas;

	Sq Ft	(Sq m)
Ground Floor	679.16	(63.10)
First Floor	825.54	(76.70)
<b>Total</b>	<b>1,504.70</b>	<b>(139.80)</b>

In addition there is:

Basement Storage Rooms	400	(37.16)
<b>Total</b>	<b>1,904.70</b>	<b>(176.96)</b>

## Energy Performance Certificate (EPC)

The premises has an EPC rating of D(99). A copy is available on request.

## Estate Service Charge & Rateable Value

A Calthorpe Estate estate service charge is levied. Details on request.

The premises currently has two Rateable values as from April 2017:- RV for Ground floor and basement £11,000. RV for First floor £10,750, plus additional RV's on rear parking spaces. Any ingoing occupier should make their own enquiries with the local authority to confirm this figure and the rates payable.

## Legal Costs

Each side will be responsible for their own legal costs.

## VAT

VAT will be paid on rent and service charge at the prevailing rate.

## Viewing and Further Information

By appointment with the sole agent;

**Philippa Pickavance**

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Subject to contract

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