FOR SALE

Three-Storey Period Office Building

NIA: 352.1 SQM (3,789 SQFT)

Site Area: 0.175 Hectares (0.433 Acres)

Long Leasehold: c. 67 Years Unexpired at £500 pa

Passenger Lift & c. 20 Car Parking Spaces

Sale Price: Offers Invited

CLICK HERE FOR LOCATION



249 BIRMINGHAM ROAD, WYLDE GREEN, SUTTON COLDFIELD, B72 1EA

CONTACT: Adam Honeyman a.honeyman@shepherd.co.uk | 07720 466 035
Rob Whiting rob.whiting@shepherd.co.uk | 07899 893 133

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Location



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The subjects are situated on the eastern side of Birmingham Road (A5127) in the popular suburb of Wylde Green, Sutton Coldfield. The surrounding area is predominantly residential.

Public transport links are excellent. Wylde Green railway station is approximately 500 metres to the west, and a bus stop is located directly opposite the property.

The A452 lies approximately 1.4 km to the south, providing access to the A38 at Tyburn House Island, the A47 at Spitfire Island and the M6 at the Castle Bromwich Interchange.

Birmingham city centre is approximately 9 km to the south-west and Tamworth approximately 13 km to the north-east.

Destination	Approximate Distance
Wylde Green station	500 m
A452	1.4 km
Birmingham city centre	9 km
Tamworth	13 km

Description







The subjects comprise an attractive, detached three-storey period building of traditional brick construction beneath a pitched and tiled roof, with a later single-storey rear extension. The property has most recently been used as offices and, until recently, as a day nursery on the ground floor.

Internally, the building provides a mix of open-plan and cellular rooms over ground, first and second floors, served by a central staircase and a passenger lift, with basement storage below.

The site is broadly rectangular and predominantly level. A gated entrance leads to a private tarmacadam driveway and car park, with a lawned garden to the front and an enclosed garden to the rear. The property benefits from:

- Passenger lift serving all floors
- Gas-fired central heating
- Approximately 20 car parking spaces
- Gated access with front and rear gardens

ACCOMMODATION

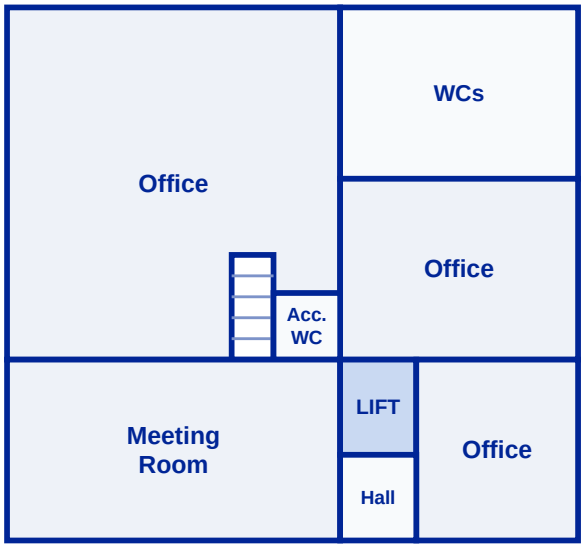
	SQM	SQFT
Ground Floor	**146.6**	**1,578**
First Floor	**100.3**	**1,079**
Second Floor	**105.2**	**1,132**
TOTAL	**352.1**	**3,789**

The above floor areas are provided on a Net Internal Area basis. The site extends to approximately 0.175 hectares (0.433 acres).

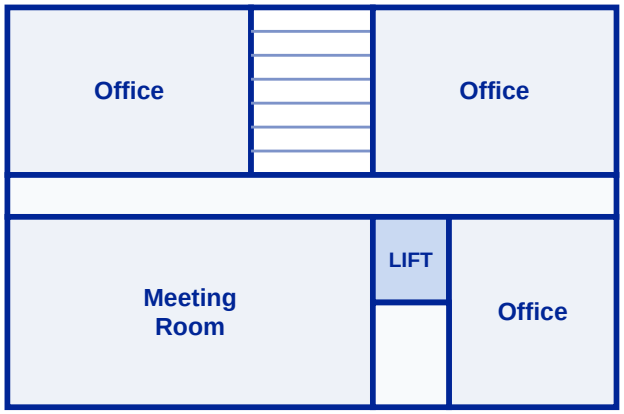
Floor Plans

249 BIRMINGHAM ROAD, WYLDE GREEN,
SUTTON COLDFIELD, B72 1EA

Ground Floor

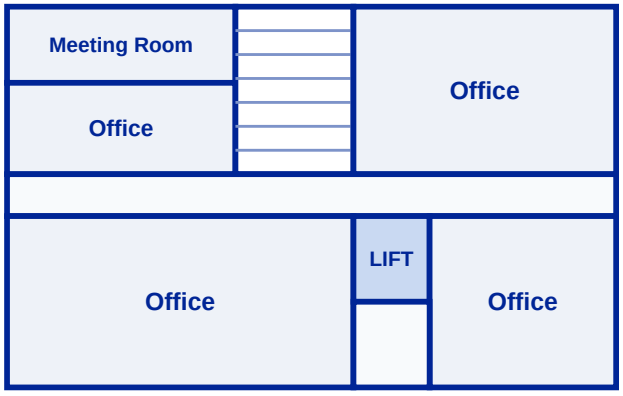


First Floor

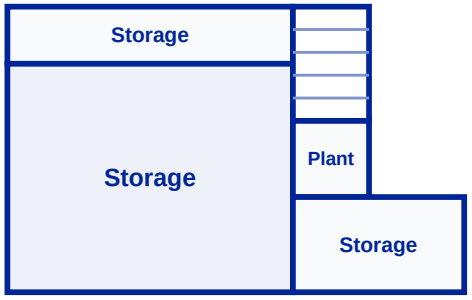




Second Floor



Basement





Indicative layout only. Not to scale and not to be relied upon. Room labels reflect current or recent use.

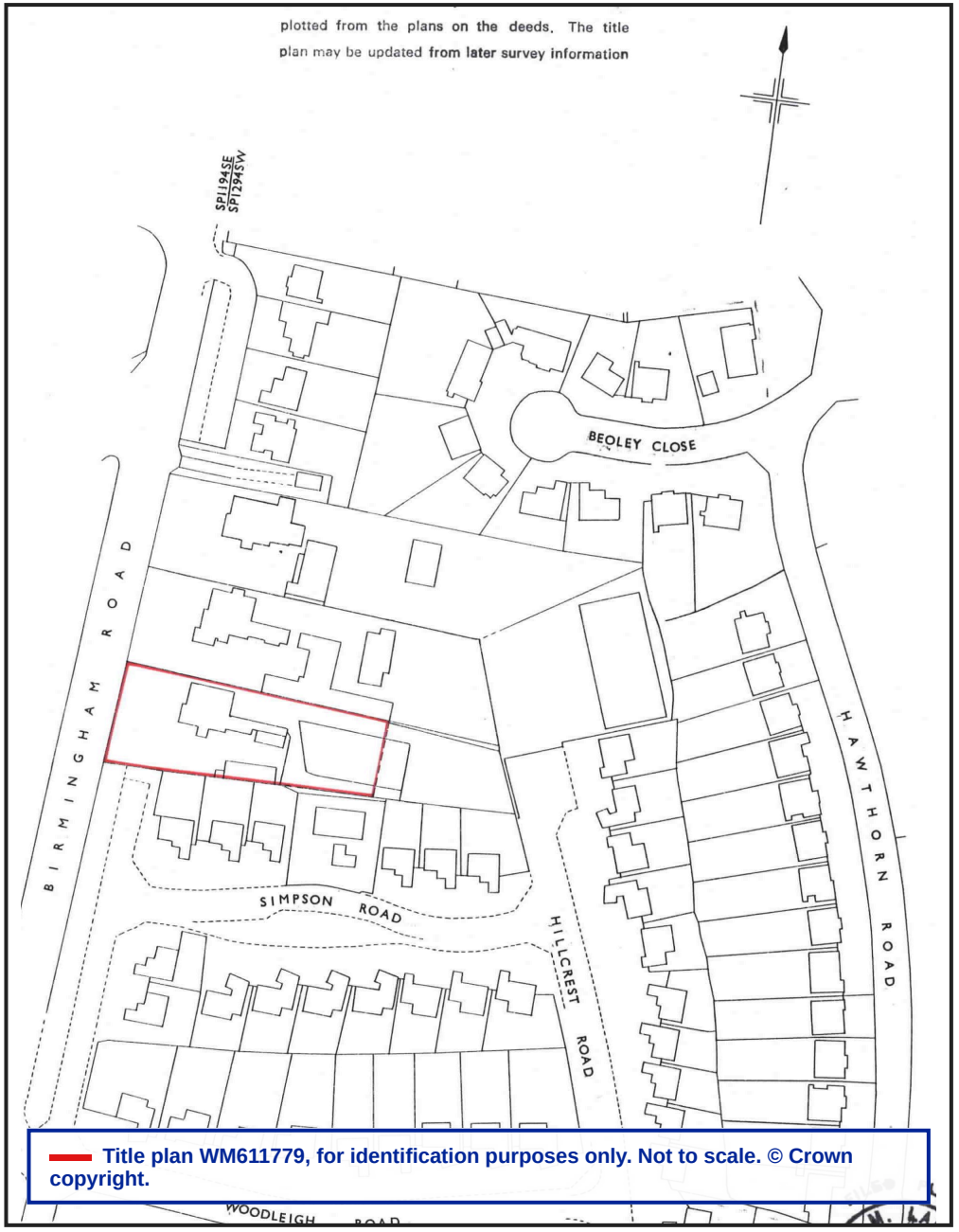
Tenure

The property is held on a long lease under title number WM611779. The leasehold interest is offered for sale. We understand the principal terms of the lease are as follows:

Term	99 years from 20 March 1995, expiring 19 March 2094 (approximately 67 years unexpired)
Ground Rent	£500 per annum
Repair & Insurance	The tenant is responsible for repair, decoration and insurance of the premises
Use	The restriction on use contained in the lease applied to the first 25 years of the term only, which have now expired
Alienation	Assignment of part is not permitted. The landlord's pre-emption right applied to the first 25 years of the term only
Security of Tenure	The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 (sections 24 to 28)

Lease and Title Information

A copy of the lease and title information will be made available to seriously interested parties upon request. The summary above is provided for guidance only, and purchasers must rely on their own legal advice.



Title plan WM611779, for identification purposes only. Not to scale. © Crown copyright.

The Detail

SALE PRICE

Offers invited for the long leasehold interest. Offers are invited by 13:00 on Monday 14 December 2026. Our client reserves the right not to accept the highest or any offer.

PLANNING

The property has most recently been used as offices and as a day nursery, which we understand fall within Use Class E. Interested parties should make their own enquiries of Birmingham City Council as to the permitted use of the property and any proposed use.

RATEABLE VALUE

The property is entered in the 2023 Rating List as “Day Nursery and Premises” with a rateable value of £16,000. Interested parties should make their own enquiries of the Valuation Office Agency.

SERVICES

We understand the property is connected to mains gas, electricity, water and drainage. None of the services have been tested.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. A copy of the certificate is available upon request.

VIEWING

Strictly by prior appointment with the selling agents. The property is in occupation, and under no circumstances should interested parties approach the property or its occupiers directly.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for any Stamp Duty Land Tax and Land Registry fees, if applicable.

Get in Touch

For further information or viewing arrangements please contact the selling agents:

Adam Honeyman
a.honeyman@shepherd.co.uk
M: 07720 466 035
12 Bolton Street, London, W1J 8BD

Rob Whiting
rob.whiting@shepherd.co.uk
M: 07899 893 133
55 Colmore Row, Birmingham, B3 2AA

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published: November 2026.