

D1 (NON RESIDENTIAL INSTITUTIONS) | FOR SALE

[VIEW ONLINE](#)



WESTWARD CLOSE, KINGSTANDING, BIRMINGHAM, B44 8LR

2,263 SQ FT (210.24 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Former Day Nursery Premises Located  
Prominently along Kingstanding Road

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- Offers over £285,000
  - Former Day Nursery
  - Suitable for Alternative Uses (STP)
  - Needs Refurbishment
  - Front and Rear Yard Spaces
- 





## DESCRIPTION

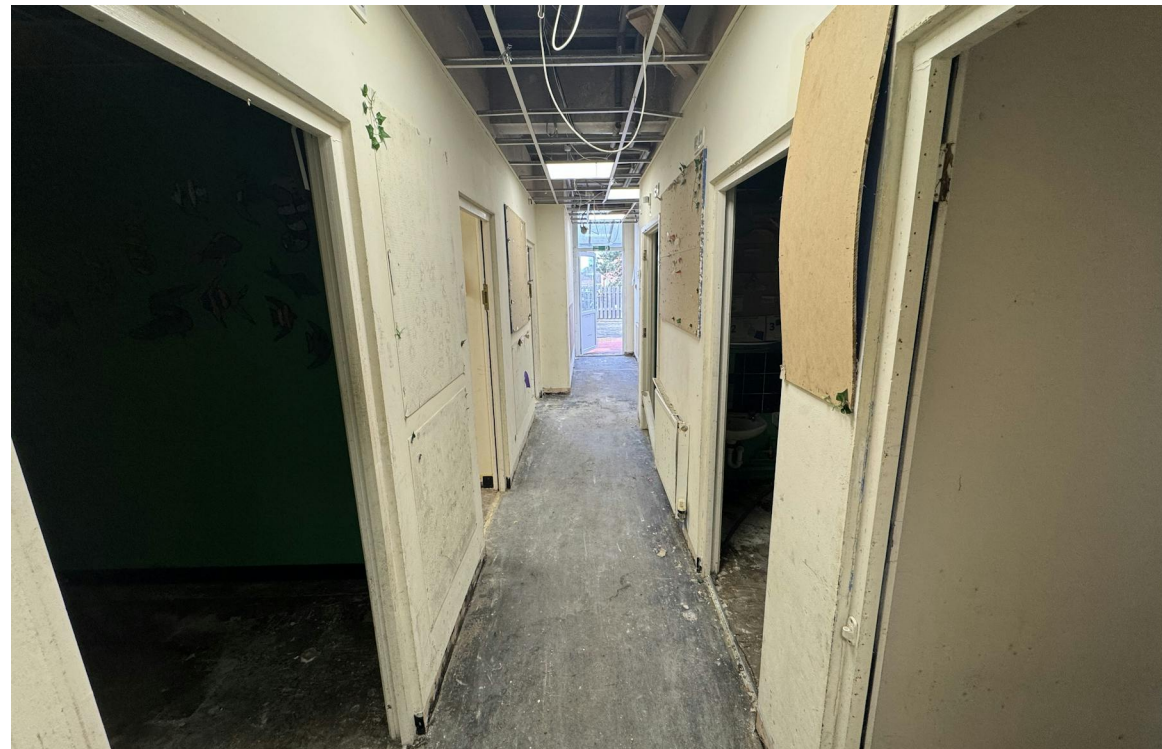
The property comprises a single storey detached building of traditional masonry construction with a flat felted roof over.

The premises has most recently used as a day nursery but may suit alternative uses, subject to planning permission.

Internally the premises have been partitioned to provide cellular classrooms, wc, office and kitchen facilities. The partitions can be easily removed to provide more open-plan accommodation.

Externally the building has a built-up decked area to the fore and a storage / yard space to the rear which is bounded by secure perimeter fencing.

Parking is available on street locally or on Westward Close directly behind the premises.



## LOCATION

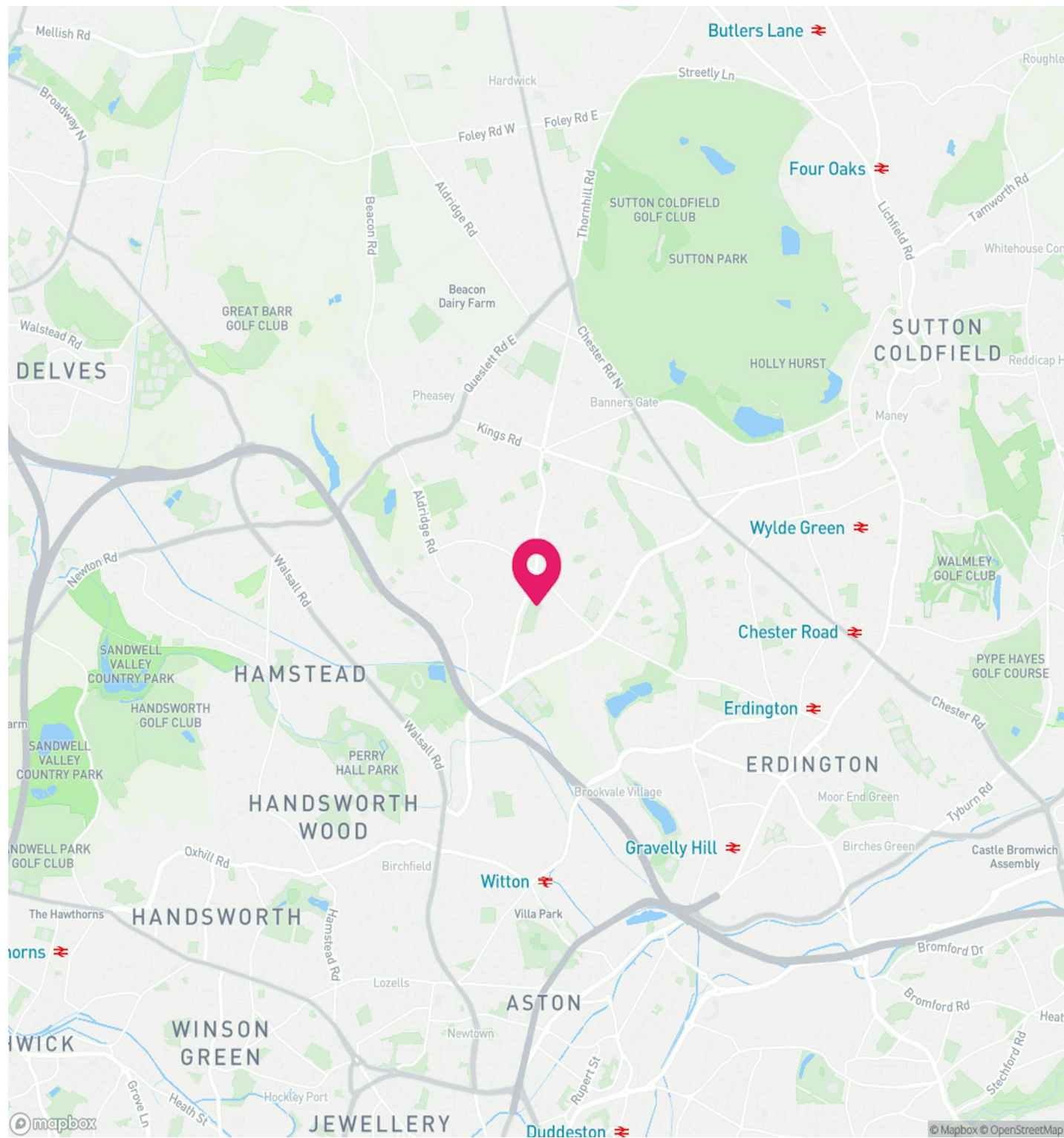
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The premises are accessed from Westward Close, with prominent frontage along Kingstanding Road, in the Kingstanding area of Birmingham.

The location provides easy access to Birmingham city centre, which is located some 5 miles south of the location.

Access to the national motorway network is provided nearby at Junction 6 of the M6 motorway (Spaghetti) which is located

c. 3 miles south of the location.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

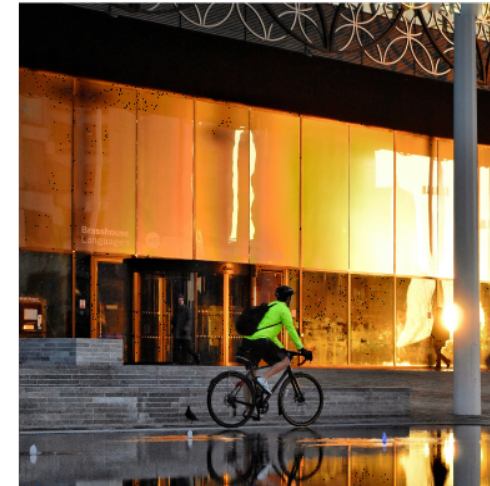
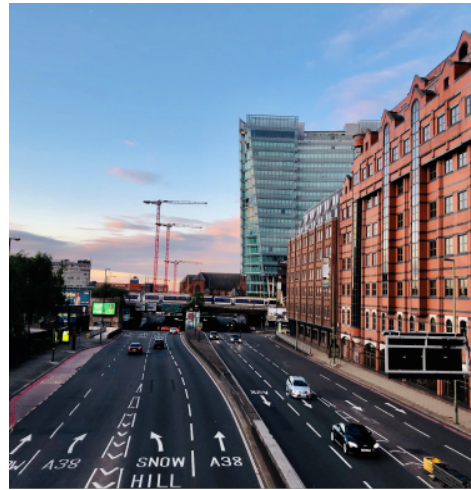
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

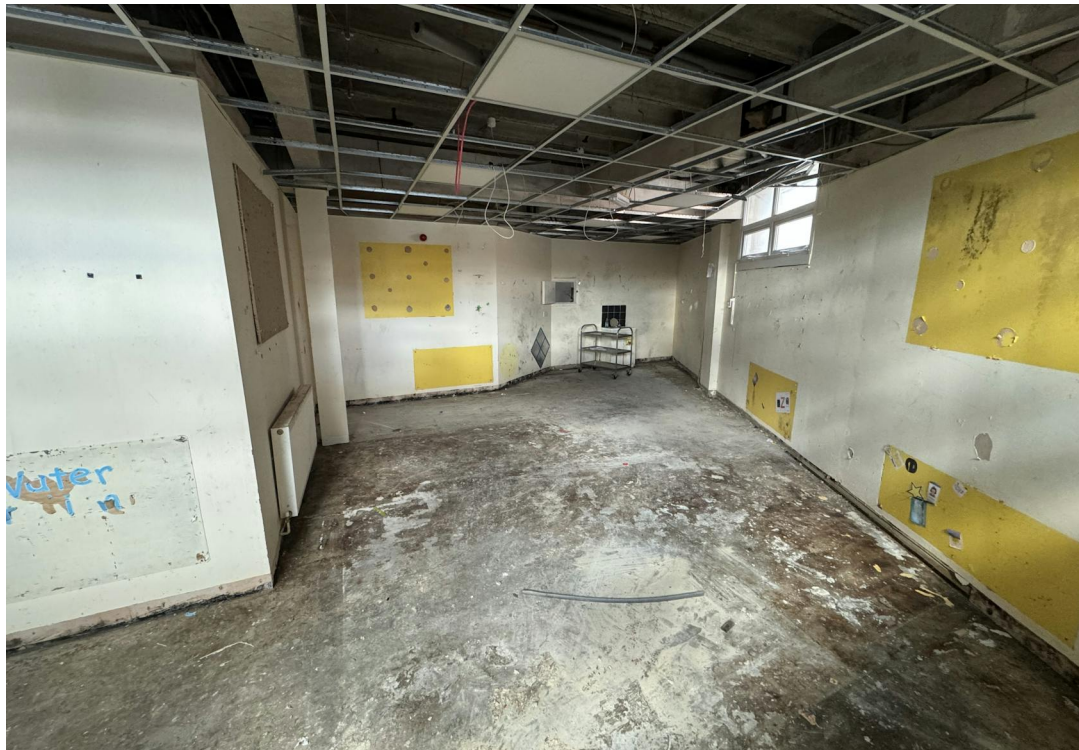
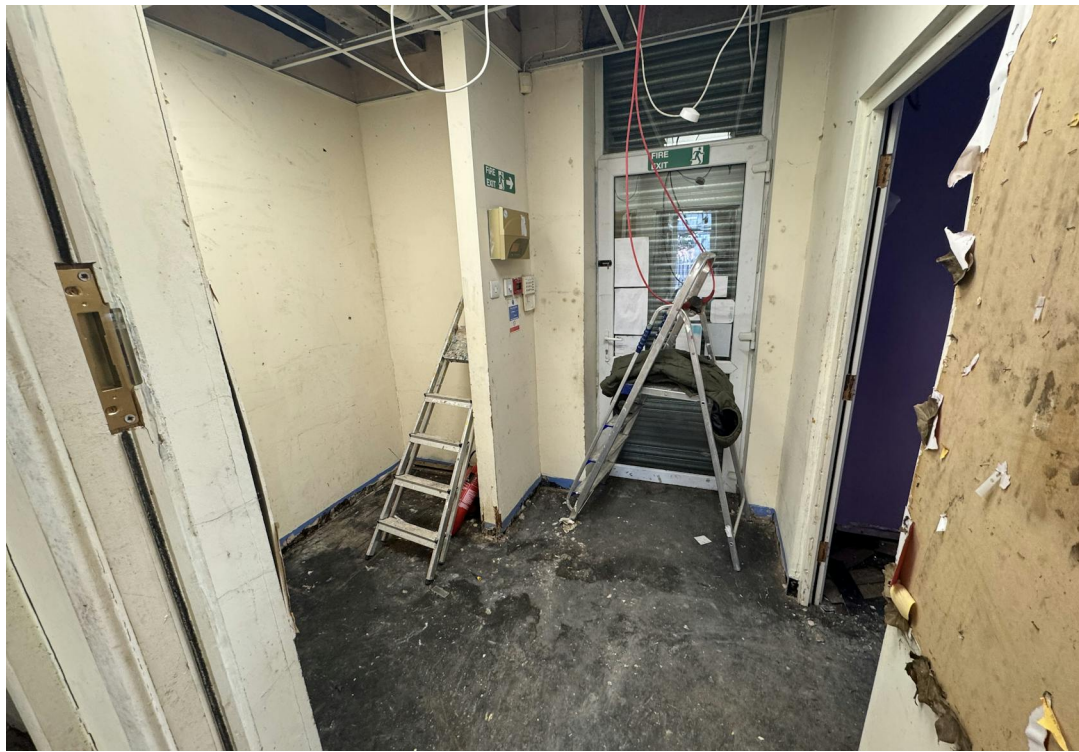
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!









## SERVICE CHARGE

n/a

## RATEABLE VALUE

£12,000. The property qualifies for small business rates relief, subject to occupier qualification

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## PRICE

Offers in excess of £285,000

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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