



OFFICE/POTENTIAL REDEVELOPMENT OPPORTUNITY

KING EDWARD COURT, KING EDWARD SQUARE, SUTTON COLDFIELD, B73 6AY

A well-located office with redevelopment potential (subject to planning)

Carter Jonas

POTENTIAL REDEVELOPMENT/ INVESTMENT OPPORTUNITY IN THE POPULAR TOWN OF SUTTON COLDFIELD

- Substantial, traditionally constructed, 3-storey building
- Approximately 15,554 sq ft (1,445 sq m) Net Internal Area
- Vacant Possession
- Located in the heart of Sutton Coldfield
- Excellent public transport links, adjacent to Sutton Coldfield railway station
- Attractive capital value

LOCATION

The Property is located in Sutton Coldfield Town Centre within the High Street Conservation Area, on the corner of High Street and Railway Road and adjacent to The Three Tuns public house.

The affluent town of Sutton Coldfield is approximately 7 miles northeast of central Birmingham and benefits from a full range of amenities including national and local retailers (ALDI, M&S Food, Pandora, Greggs, Poundland, The Gym Group and TK Maxx), as well as local and national restaurants, cafes, a hospital and good schools. Sutton Park, one of the largest urban parks in Europe (2,000 acres) is located within close proximity.

Sutton Coldfield railway station is situated approximately 100 metres to the southwest of the Property, providing direct services to Four Oaks (3 mins), Lichfield Trent Valley (20 mins) and Birmingham New Street (23 mins).

Excellent transport links and amenities along with community strengths have contributed to the town's popularity as a location from which to live, work or commute.

DESCRIPTION

The property comprises a substantial traditionally constructed building, with brick elevations, double glazed windows and pitched tiled roof, purpose built in the 1980's to house DWP offices and a Job Centre Plus.

Pedestrian access is provided from Railway Road and High Street.

The total floor area of the built accommodation equates to circa 15,554 sq ft. (1,445 sq m) NIA arranged over ground and two upper floors.

Internally the open plan office specification includes suspended ceilings with a mix of surface mounted and recessed fluorescent lighting, perimeter trunking and wet, gas-fired central heating system with wall mounted radiators. The premises also provide kitchen and male, female and disabled WC facilities arranged over ground and two upper floors. The property benefits from 5 external off street car parking spaces to the side and rear of the property.

PLANNING

Planning summary available upon request.

SCHEME DESIGNS

A feasibility study undertaken by 3D Reid is available on request.

TENURE

Freehold with vacant possession, held under Title Number WM958664.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services including drainage.



VAT

The subject property is currently not elected for VAT purposes and as such VAT will not be chargeable in respect of the agreed purchase price.

EPC

Available on request.

PROPOSAL

We are instructed by our client to seek offers in excess of £910,000 (Nine hundred and ten thousand pounds) subject to contract and exclusive of VAT for the freehold interest.

FURTHER INFORMATION

A legal pack is available on request.

The property has been entered into Bond Wolfe's auction on Thursday 10th July

VIEWING

The property may be viewed from the roadside initially. Parties wishing to inspect the property must arrange an appointment with Caroline Penn-Smith or Bond Wolfe and should not attempt to gain access unaccompanied.
Subject to Contract June 2025.





CAROLINE PENN-SMITH

07342 067831

caroline.penn-smith@carterjonas.co.uk

BOND WOLFE

0121 312 1212

IMPORTANT INFORMATION

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