



FOR SALE



A City Centre Redevelopment Opportunity With Full Planning Permission

71-79 John Bright Street, Birmingham B1 1BL

GUIDE PRICE:

£1,500,000

KEY FEATURES

City centre located former hospital situated close to Grand Central Station & Retail core centre

Full planning permission & listed building consent for development of 15 luxury apartments.

Consented scheme provides 11,357 sq. ft. (1055.1 sq m) of accommodation

“Oven ready” development with data room access upon request

Prestige & historic building in the heart of Birmingham

Offers based on: £1,500,000



LOCATION

The property is situated on John Bright Street and backs onto Beak Street in the heart of Birmingham City Centre.

It is located 2 minutes' walk from Birmingham New Street Grand Central and 6 minutes' walk from the Bullring, with the Mailbox, Paradise and Colmore Row offering further amenities in the wider surrounding city core.

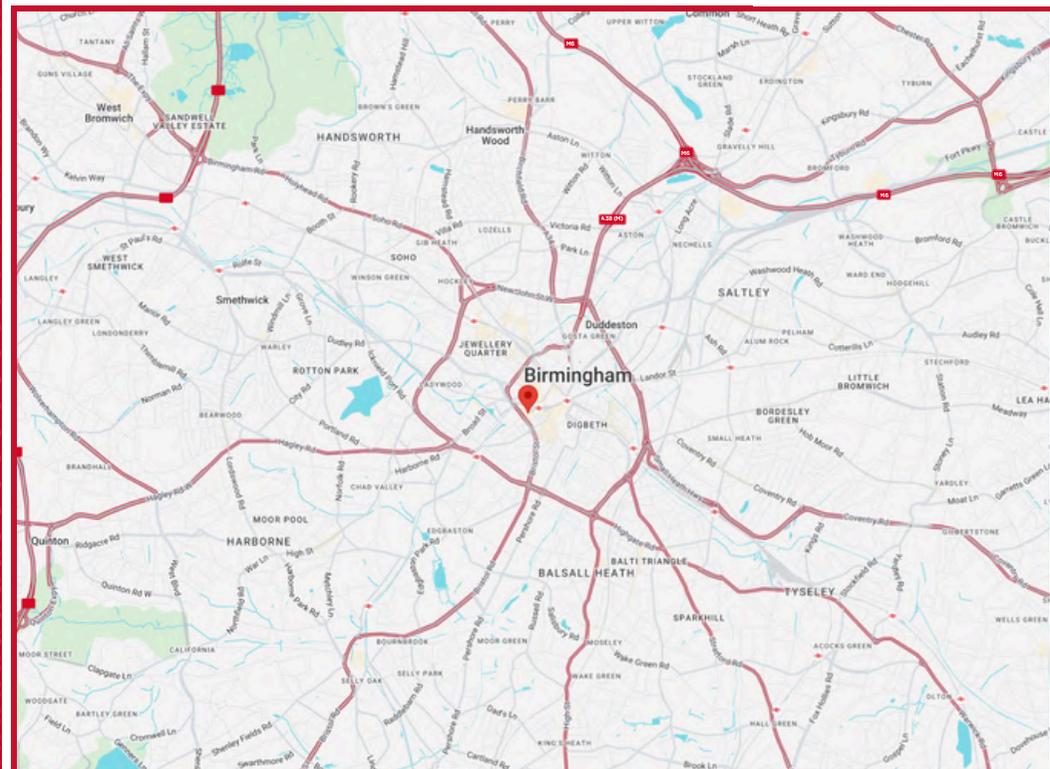
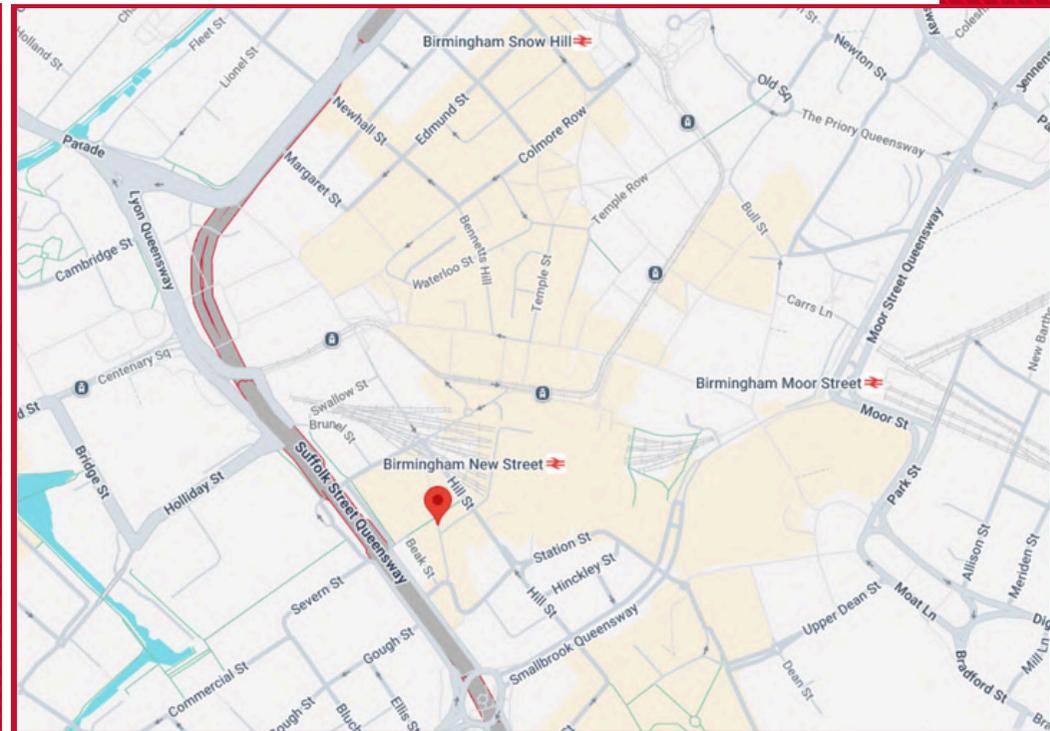
Accessibility to the A38 Bristol Road at the intersection with Holloway Circus can be found nearby together with local bus connections and the tram network.

SITUATION

Birmingham is the UK's second largest city, located about 120 miles northwest of London, 90 miles northeast of Bristol, 50 miles southwest of Nottingham, and 85 miles south of Manchester. With a strong economy outside London, it hosts major companies like Aviva, Barclays, Capita, Deloitte, Direct Line, EY, HS2, HSBC, Network Rail, PwC, RBS, and Zurich.

The city hosts numerous events, including the 2022 Commonwealth Games, Crufts, Gay Pride, Chinese New Year, St. Patrick's Day Parade, CMS, Edgbaston Cricket Ground, Birmingham Beer Festival, and the Jazz Festival. Birmingham has excellent transport links with the M5, M6, M40, and M42 motorways.

It has three railway stations—Birmingham New Street, Birmingham Moor Street, and Snow Hill—providing frequent high-speed connections to London Euston (1 hour 15 minutes) and other major UK cities like Manchester, Liverpool, Nottingham, and Bristol. Birmingham New Street is the busiest station outside London and is a 10-minute walk from The Cube. Curzon Street Station is under construction, expected to open between 2029 and 2033, linking eight of Britain's largest cities and reducing journey times and congestion. Birmingham International Airport is easily accessible, with a journey time of about 10 minutes from Birmingham New Street Station.



Colmore Row

Birmingham New Street

Grand Central

Bullring

Council House

71-79 JOHN BRIGHT STREET



DESCRIPTION

The grade II listed property was constructed in the redbrick Queen Anne Style in 1881 and used from 1887 as a hospital. The attractive Grade II listed building comprises extensive accommodation arranged over ground, first, second, third and basement floors. The ground floor has an impressive centrally located glazed light well and the feature provides significant daylight into the ground floor area.

Unoccupied since 2014, the majority of the property's internal fixtures and fittings have been stripped out, and the building was identified as a building at risk in the SAVE Britain's Heritage Buildings at Risk catalogue in 2017.

PROPERTY HISTORY

1881 - building constructed

1887 - Utilised as the 'Birmingham Skin & Lock hospital'

1930 - Operated as the 'Birmingham & Midland Skin Hospital'

1930 - Utilised until 1983 as the outpatient department after relocation of the main hospital.

1984-2014 - Converted and used as various Licenced Pubs & night clubs

2012 - Traded as Rosie O'Briens night club

2014 - Vacant

Details of the buildings listed status (predominantly the front façade) are available within the data room via the selling agents.

SITE AREA

0.12 acres (0.04 ha)



PLANNING

On 16th December 2023, under application no. 2022/09662/PA, full planning permission was granted for the residential development of 15 apartments, comprising a total of 11,357 sq ft. Listed building consent was granted under application number 2022/09663/PA.

The scheme comprises 15 prestigious apartments, 4 of which are configured as duplex around a central lightwell and courtyard with aerial walkways and distinctive features such as a historic tower and impressive brick detailing.

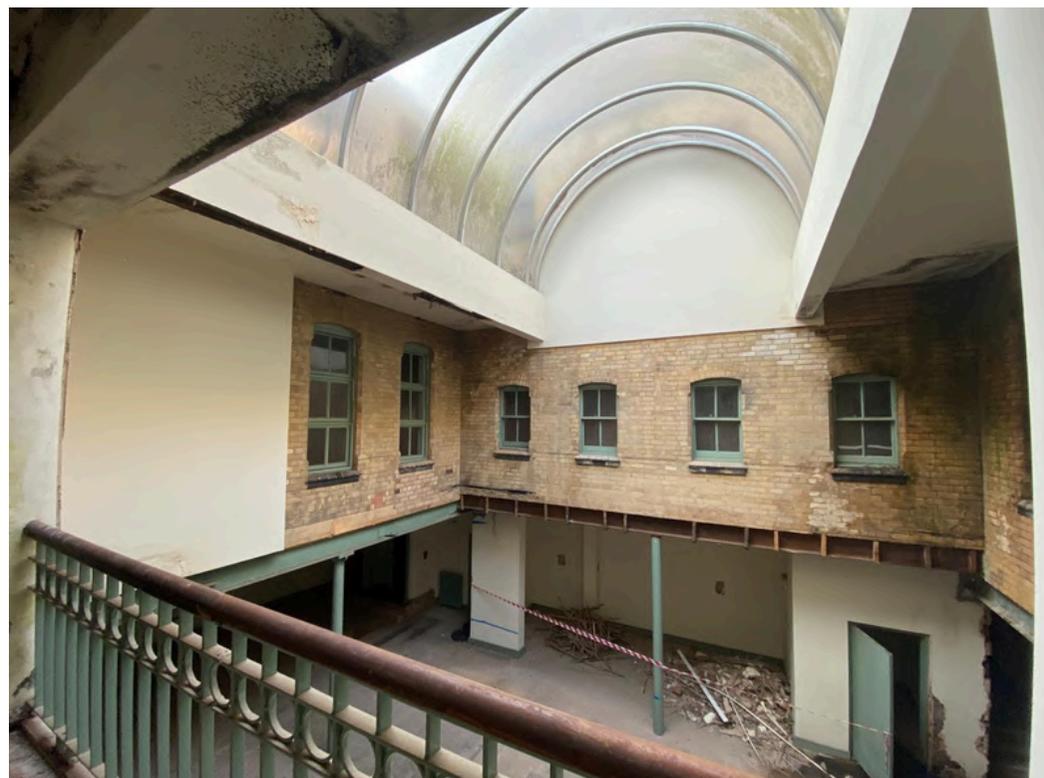
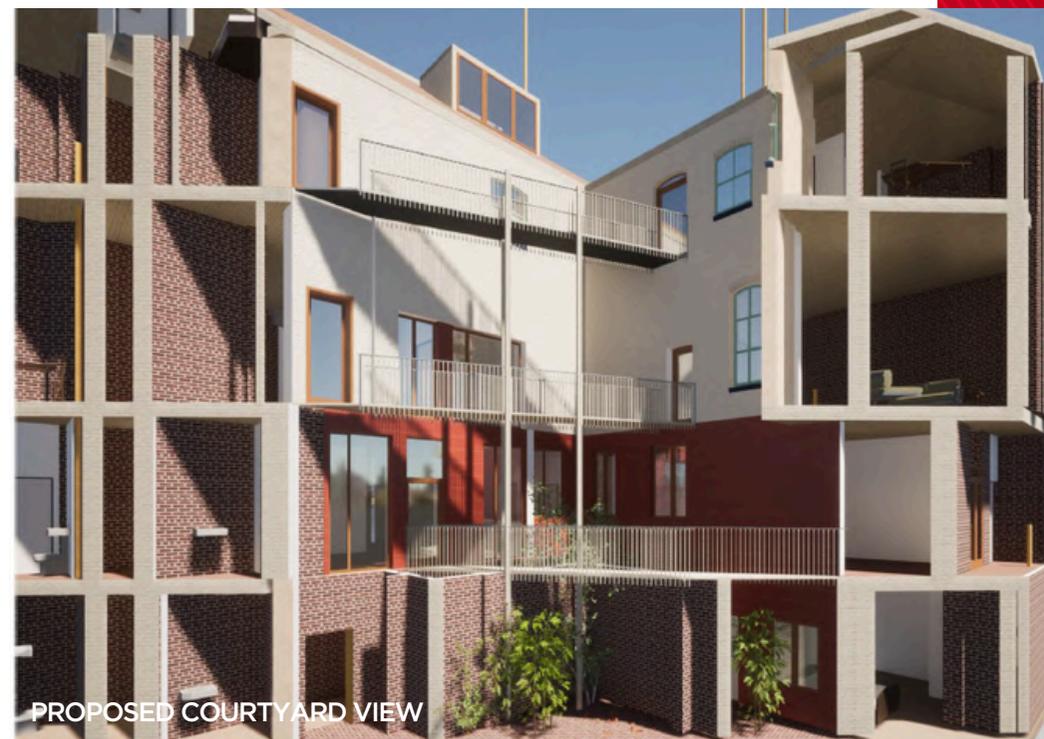
The Vendor has undertaken significant technical due diligence to support the planning application & full supporting documentation is available within the data room.

PROPOSED DEVELOPMENT

The proposal is to convert the existing building to form 15No. high quality apartments. The location in Central Birmingham is just a few meters from New Street Station in an established residential and leisure area close to the heart of the business and retail quarters. The street is pedestrianised and a short walk links to the Metro with the Bull Ring and Mailbox retail centres located close by.

The scheme is based around a central lightwell which will feature walkways and a garden. Four apartments have their own front door; a further four are duplexes, one of which includes an historic tower feature.

After use as the Skin Hospital, the building has only had temporary uses for leisure purposes and due to changes in surrounding uses is now suitable for residential conversion. The proposal includes for removing the existing roof to the central light well and extending it down into the basement level. This enables natural daylight and outside air into the central core of the building.



ACCOMMODATION SCHEDULE

FLOOR	UNIT No	USE	Sq Ft	Sq M
Basement	01	1B2P Street Door	750	69.7
Basement/Ground	02	2B3P (Duplex) Street Door	1,228	114.1
Basement	03	1B2P	479	44.5
Basement/Ground	04	1B2P (Duplex) Street Door	733	68.1
Ground	05	1B2P	752	69.9
Basement/Ground	06	2B4P (Duplex) Street Door	1,055	98.0
First	07	1B2P	748	69.5
First	08	1B2P	635	59.0
First	09	2B4P	903	83.9
First	10	1B2P	678	63.0
Second	11	1B2P	839	77.9
Second	12	1B2P	497	46.2
Second/Third	13	2B4P (Duplex) Tower	1,012	94.0
Second	14	1B2P	543	50.4
Second	15	1B2P	505	46.9
TOTAL			11,357	1055.1



COMMUNITY INFRASTRUCTURE LEVY (CIL)

The proposed re-development is subject to a CIL liability of £115,786.33 on commencement of development on planning permission 2022/09662/PA. Full details are available on the technical data room.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should reply on their own enquiries with the relevant statutory undertakers.

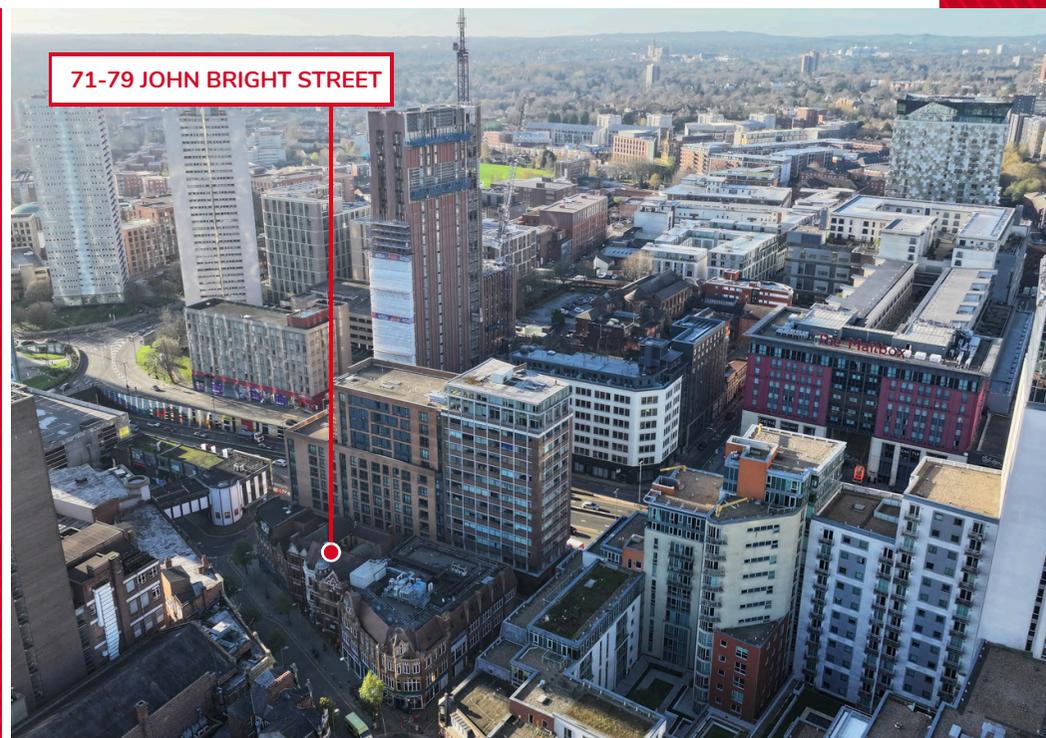
TENURE

The property is subject to a long lease for a period of 135 years from 24 June 2006 at £11,500 pa and subject to review every 25 years. The freehold of the property is in the ownership of the Gooch Family and the Benacre Estate. The freehold is available for separate acquisition at a fixed price of £650,000 subject to contract.

PRICE

£1,500,000 for the long leasehold interest.

The freehold can be purchased simultaneously if required a fixed price of £650,000 subject to contract.



VAT

We are advised that VAT is payable in addition to the purchase price.

DATA ROOM ACCESS & FURTHER INFORMATION

For access to the data room or to arrange a viewing, please contact the sole selling agents Bond Wolfe on 0121 525 0600 or email agency@bondwolfe.com

ANTI-MONEY LAUNDERING

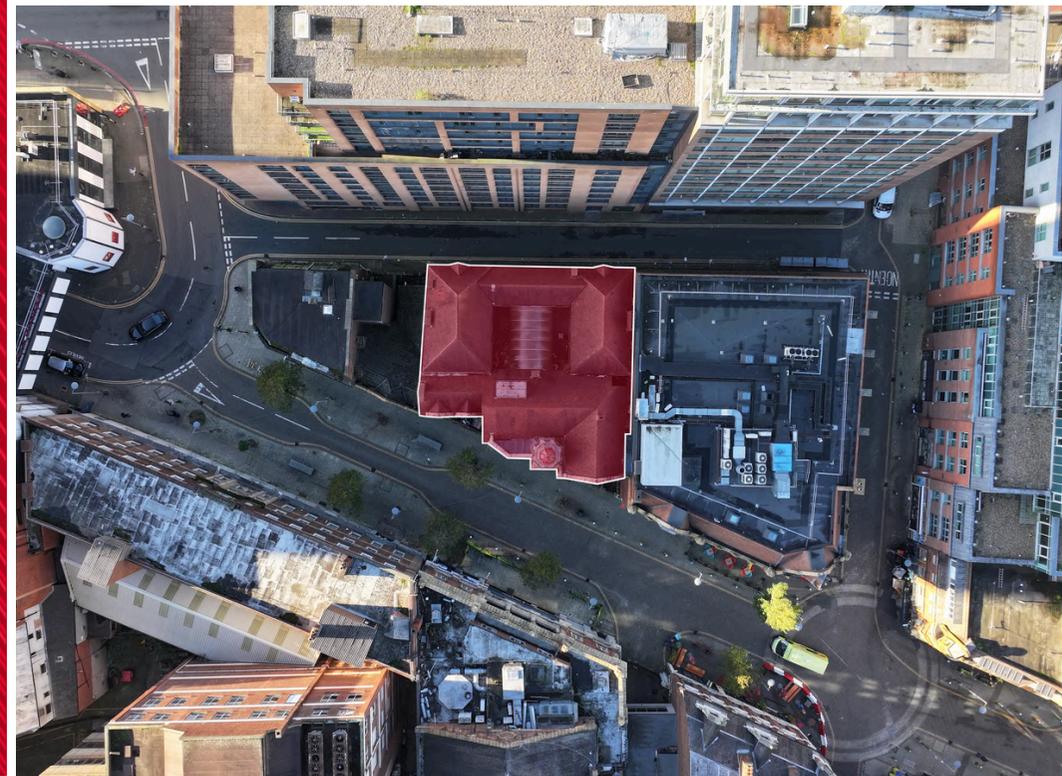
In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

VIEWINGS

To arrange a viewing of the property, please contact Bond Wolfe on 0121 525 0600 or email agency@bondwolfe.com.



CONTACTS

James Mattin

0121 524 1172
jmattin@bondwolfe.com

Birmingham Office

0121 525 0600
agency@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only 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 permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.