



FREEHOLD STRATEGIC DEVELOPMENT (STP)/OWNER OCCUPIER OPPORTUNITY

# FOR SALE

122 Great Barr Street, Digbeth, Birmingham B9 4AY

- Freehold commercial property situated at the heart of the Digbeth “east side” regeneration area.
- Considerable regeneration occurring within close proximity (residential/student accommodation).
- Substantial property extending to approximately 8,500 sq. ft. ( 789.96 sq. m)
- Suitable for a variety of uses ( subject to the necessary planning permission)
- Offers based on £1,250,000 for the Freehold interest.



## DESCRIPTION

This substantial commercial property extends to approximately 8,500 sq. ft. ( 789.96 sq. m) over basement , ground and first floors. It sits immediately adjacent to the canal tow path & backs onto the original Great Western railway arches. The property benefits from security roller shutters opening to an inner courtyard which provides access to ground floor offices and showroom space. Stairs give access to basement accommodation and first floor warehouse/show room facilities extending into the railway arches to the rear. The property maintains many of its original features throughout, and affords flexible accommodation deemed suitable for a variety of uses ( subject to planning consent)

## LOCATION

The property occupies a prominent canal side location fronting Great Barr Street in Digbeth just off the A4540 Watery Lane, Middleway. It is approximately 0.5 miles east of Birmingham City Centre and motorway access is via the M6 motorway (Junction 6) being approximately 2 miles to the north and the M42 (Junction 7) being approximately 8 miles to the southeast.

122 Great Barr Street is situated at the heart of the Digbeth "east side" regeneration area and within close proximity to the proposed Metro line Station, Curzon Street station, Millenium Point , and various Universities. There is considerable regeneration occurring within close proximity (including residential/ student accommodation).

## ACCOMMODATION

FLOOR	SQ.FT.	SQ.M.
Basement	1,143	106.27
Ground	3,733	346.92
First	3,624	336.80
<b>Total:</b>	<b>8,500</b>	<b>789.99</b>

We have not formally measured the property and purchasers should rely on their own checks to verify the above.

## TENURE

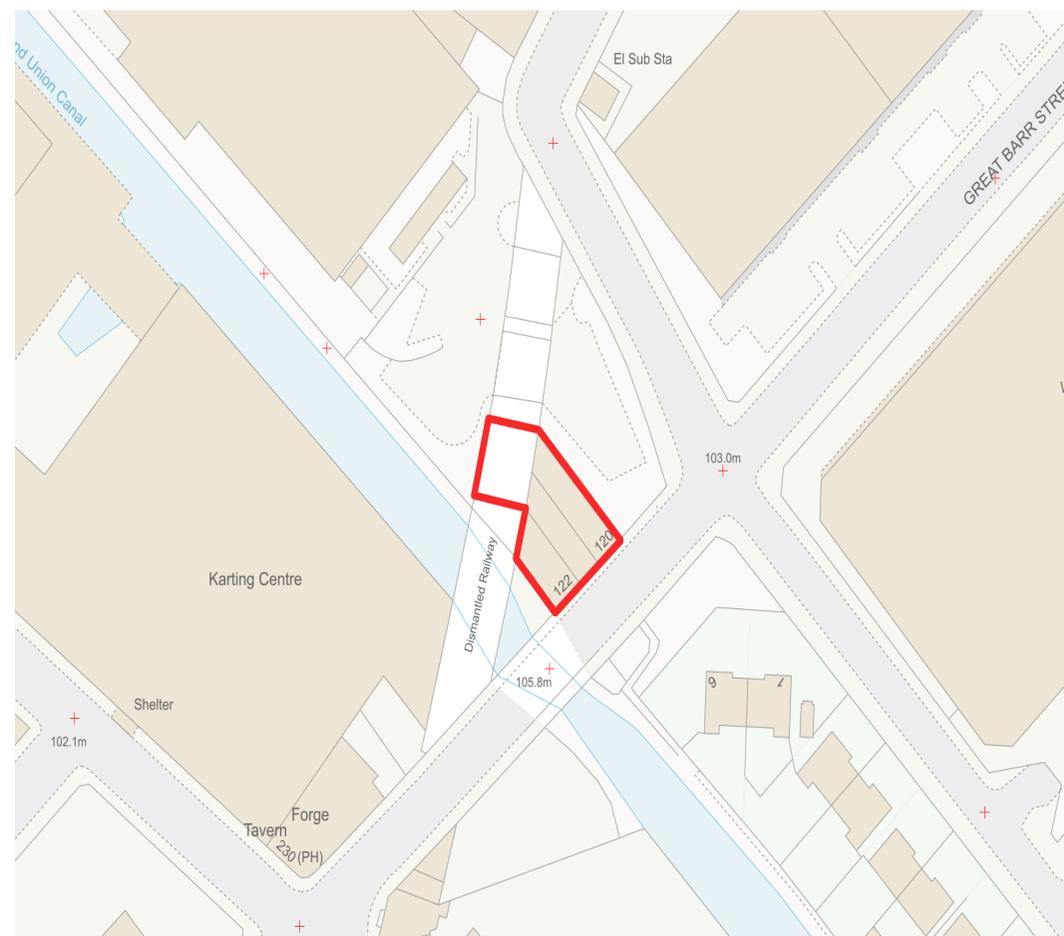
Freehold.

## REGENERATION

122 Great Barr Street falls within a substantial hybrid planning application that will see a proposed redevelopment of a total of 67 plots for the following range of uses and maximum quantum of development within buildings ranging from 1 to 14 storeys in height:

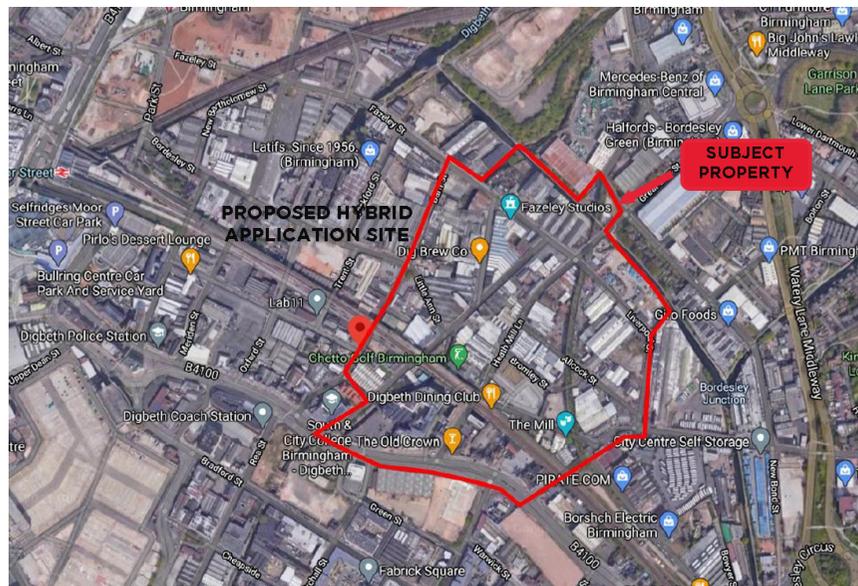
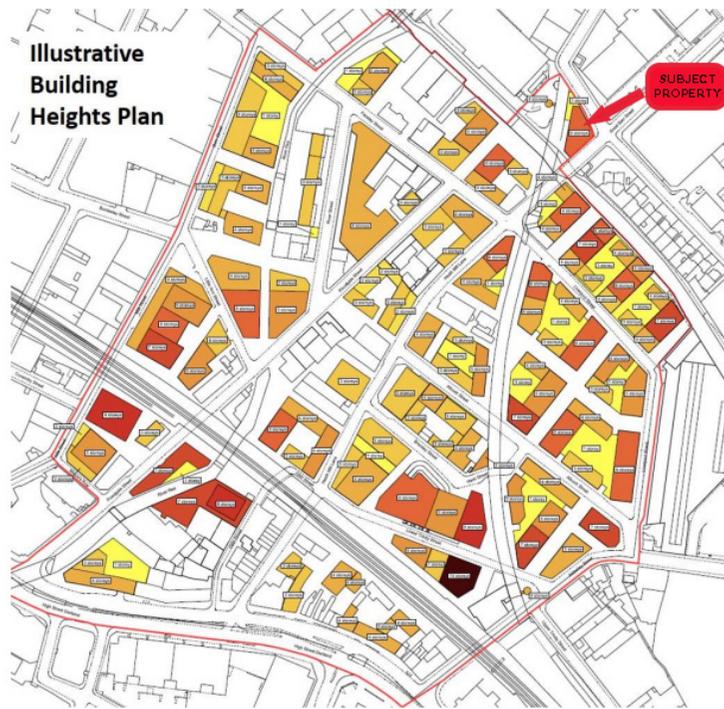
- i. A1 (shops and retail outlets) / A2 (professional services) / A3 (food and drink). A4 (drinking establishments) / A5 (hot food takeaways) – up to 18,900sqm GIA;
- ii. B1 (office & business) – up to 180,000sqm GIA;
- iii. C1 (hotel). – up to 14,400sqm GIA (350 rooms); iv. C3 (residential) – up to 153,000sqm GIA (1,850 units); v. D1 (education/community facilities) – up to 9,900sqm GIA; vi. D2 (leisure) – up to 2,000sqm GIA; and vii. Sui Generis – up to 26,100sqm GIA (between 700 and 850 student bed spaces), up to 800 car parking spaces, nightclub.

122 Great Barr Street itself sits on a site for a proposed 6 story residential development.



## PLANNING

Under application number 2020/03634/PA, the property forms part of a hybrid planning application to incorporate a 6 storey residential development on the site as part of a wider scheme for a mixed development of up to 350,000 sq m floorspace, comprising up to 1,850 residential units, car parking , student accommodation and night clubs. The overriding scheme covers land bounded by Montague Street, The Grand Union Canal, Barn Street, Milk Street, High Street Deritend, Adderley Street & Liverpool Street including part of Duddeston Viaduct, Digbeth. Full details of the proposed scheme are available upon request.



### EPC

Available upon request.

### VALUE ADDED TAX

All figures quoted are exclusive of any VAT which may be payable at the prevailing rate.

### RATEABLE VALUE

£16,250

### LEGAL COSTS

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

### VIEWINGS & FURTHER INFORMATION

Please contact Bond Wolfe 0121 525 0600 or email [agency@bondwolfe.com](mailto:agency@bondwolfe.com)

## PRICE

Offers based on **£1,250,000**  
are sought for the Freehold Interest.





Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP

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