

For Sale

71-79 John Bright Street, Birmingham B1 1BL

A City Centre Redevelopment Opportunity With Full Planning Permission

Highlights

- 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 over £1,000,000



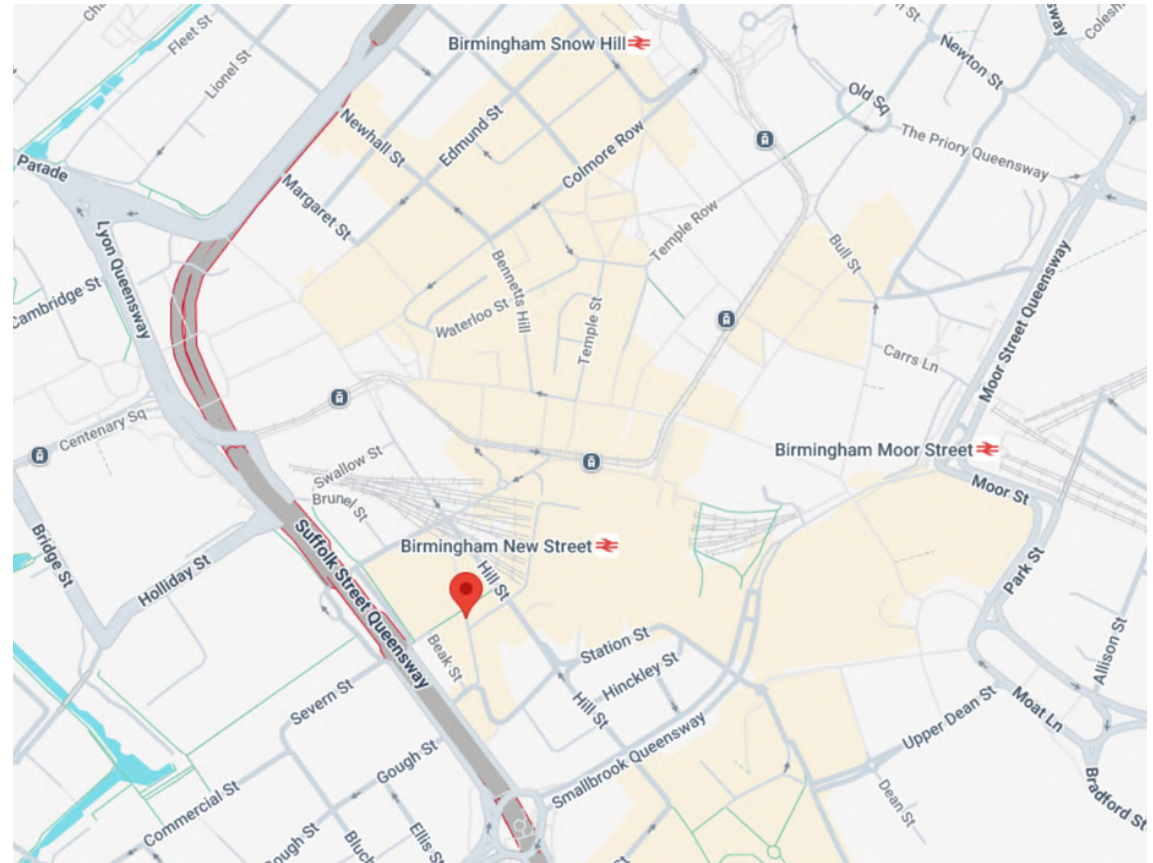
Location

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.

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.



Description

The grade II listed property, of 0.12 acres (0.04 ha), is 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.

881 – 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.



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.

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.



PROPOSED COURTYARD VIEW

Accommodation Schedule

Floor	Unit N.o	Use	Sq Ft	Sq M
Basement	1	1B2P Street Door	750	69.7
Basement/ Ground Floor	2	2B2P (Duplex) Street Door	1,228	114.1
Basement	3	1B2P	479	44.5
Basement/ Ground Floor	4	1B2P (Duplex) Street Door	733	68.1
Ground	5	1B2P	752	69.9
Basement/ Ground Floor	6	2B2P (Duplex) Street Door	1,055	98.0
First	7	1B2P	748	69.5
First	8	1B2P	635	59.0
First	9	2B2P	903	83.9
First	10	1B2P	678	63.0
Second	11	1B2P	839	77.9
Second	12	1B2P	497	46.2
Second/ Third	13	2B2P (Duplex) Tower	1,012	94.0
Second	14	1B2P	543	50.4
Second	15	1B2P	505	46.9
Total			11,357	1,055.1

Further Information

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

Offers over £100,000.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

VAT

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

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing, please contact:

James Mattin

Birmingham Office



+44 (0) 121 524 1172

+44 (0) 121 525 1172

jmattin@bondwolfe.com

agency@bondwolfe.com



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