

FOR SALE

OFFICES WITH PLANNING PERMISSION FOR
CONVERSION OF UPPER FLOORS INTO 16
DWELLINGS



**FORMER TRUFLO LTD OFFICES, WESTWOOD ROAD, WITTON,
BIRMINGHAM, WEST MIDLANDS, B6 7JF**

- Property planning permission for mixed used offices and residential (16 flats)
- Located within close proximity to a range of services and facilities and close to Birmingham City Centre.
- Ground floor offices (5,277ft²) could potentially provide a further 8 flats (subject to planning permission)

LOCATION

The site is located on Westwood Road within the Aston area of Birmingham close to the borders of Erdington and Witton. The site is 3 miles of Birmingham City Centre. Witton train station is approximately a 9 -minute walk (0.4 miles) from the site. Aston Hall and Villa Park the home of Aston Villa Football Club is 0.8 miles from the site.

The site is within walking distance to a plethora of local convenience stores. Other community services such as schools, Dr's, dentist, churches, parks, places of employment and public houses are all within a 1-mile radius of the site.

DESCRIPTION

The property is a three-storey building located at Westwood Road. The building is an office (use class E) currently vacant and previously been occupied as headquarter offices by IMI Truflo Marine. The immediate area has both residential and commercial uses.

PLANNING

The site benefits from approval for 16 flats (*Reference number: 2024/02285/PA Application to determine if prior approval is required for a proposed change of use from Commercial, Business & Service (Use Class E) at first, second, third and fourth floor to 16 no. flats (Use Class C3).* granted by Birmingham City Council in July 2024.

Schedule of Accommodation			
Floor	Use	Size	Number of properties
Ground Floor	Office use	490.26m ² (5,277sq ²)	
First Floor	Residential	1-bedroom flat (42.5m ² – 53m ²)	8
Second Floor	Residential	1-bedroom flat (42.5m ² -48m ²)	4
Third Floor	Residential	1-bedroom flat (42.5m ² - 48m ²)	4
Total			16



Proposed Street Elevations

Further information is available in the Technical Pack, available upon request.

TENURE

The property is freehold and will be sold with the benefit of vacant possession.

VAT

We understand that the Landlord has not elected to waive the VAT exemption and therefore VAT will not be charged on the sale price.

ASKING PRICE

Offers are invited in the region of £850,000 for the freehold interest with vacant possession.

SERVICES

Interested parties should make their own enquiries of the relevant statutory providers in connection to mains water, electricity and drainage being available at the property.

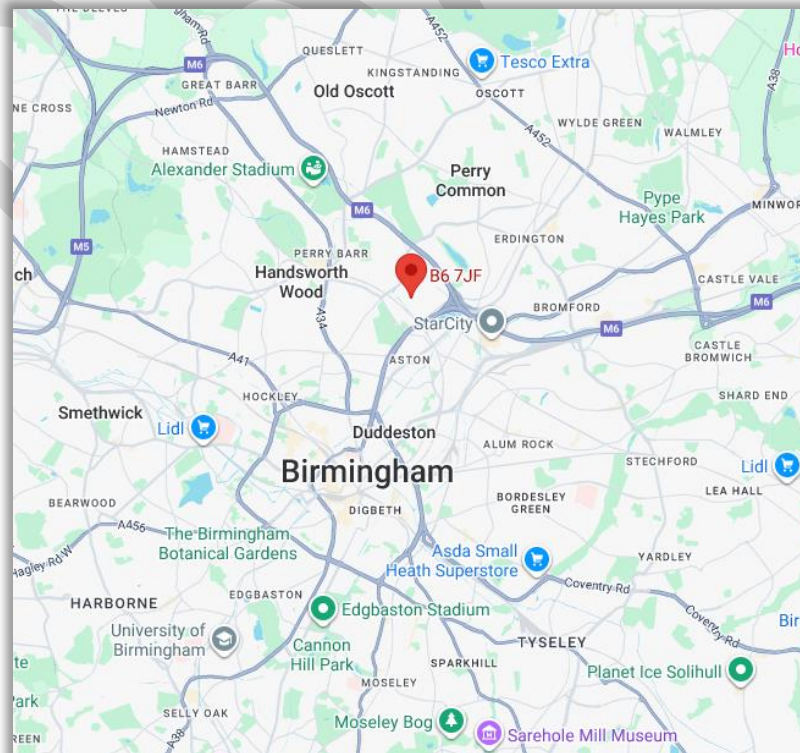
LEGAL COSTS

Each party to be responsible for any costs.

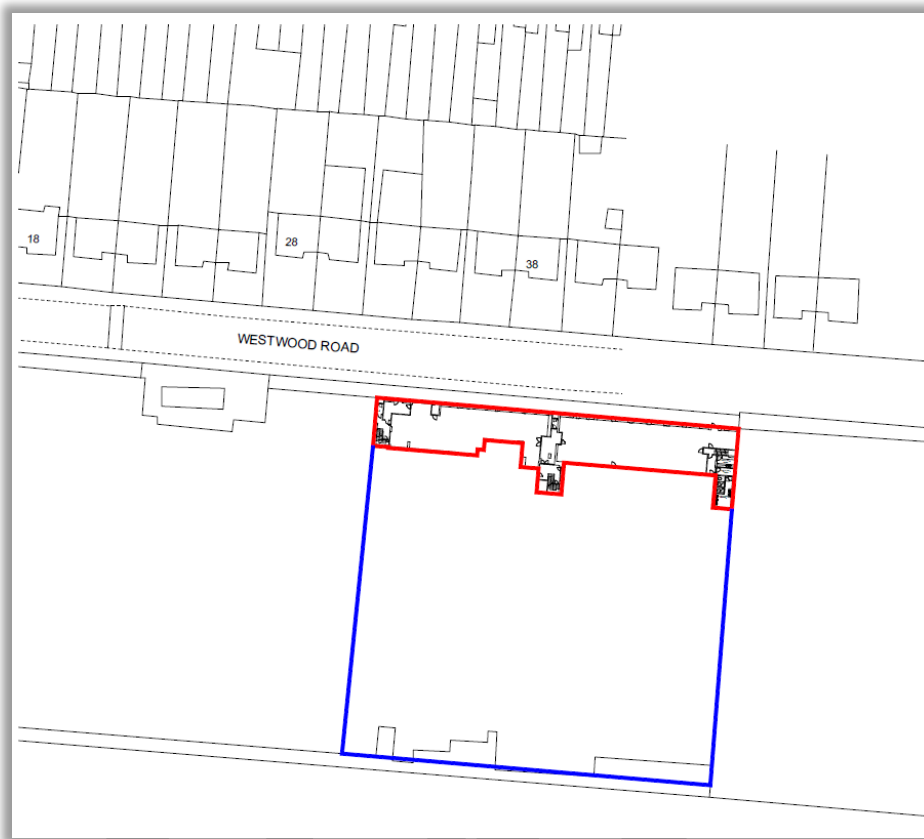
VIEWINGS

Viewing by appointment only. All enquires to First City the 'Property Consultancy' on 01902 710999 quoting reference 5407. Ask for Christopher Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk.

LOCATION PLAN



SITE PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

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