

For Sale



HM Courts &
Tribunals Service



BILFINGER



Former Solihull Magistrates' Court & Annex

83 Homer Road
Solihull
B91 3RD



The Site

The former Magistrates Court and Annex is set in approximately 1.2 acres in Solihull Town Centre and is being offered freehold with vacant possession.

The Opportunity

The buildings and site provide a rare opportunity to acquire a freehold redevelopment opportunity in the heart of Solihull Town Centre. The buildings and site are suitable for a wide variety of alternative uses, subject to gaining the necessary consents.

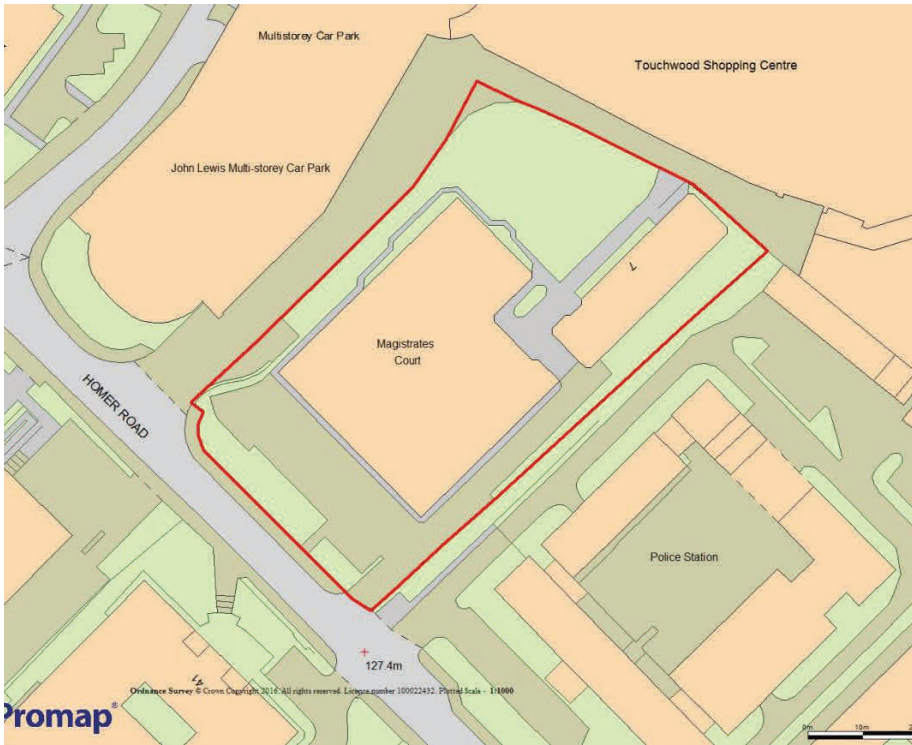
Further Information

For further information, please download the information pack by visiting:

www.hmcts-courtdisposals.co.uk

or

www.gva.co.uk/10118



Location

The former Magistrates' Court boasts a prime position on Homer Road in the heart of Solihull Town Centre. The previous occupier benefitted from a direct link between this site and one of the pedestrian entrances to Touchwood Shopping Centre.

The site is located within a mixed use area of the town centre. Directly adjacent to the North of the site is the Touchwood Shopping Centre, to the West the John Lewis Multi-storey car park and service ramp, and to the East Solihull Police Station. In immediate proximity is the recently opened Waitrose supermarket, a number of substantial office buildings, a hotel and Civic uses.

The site has existing vehicle access from Homer Road which provides direct access to the region's transport network. Lying approximately 5 minutes' walk from Solihull Railway Station and just a ten minute drive to Birmingham International, the site is well served by public transport.

Solihull itself is just nine miles from Birmingham City Centre.

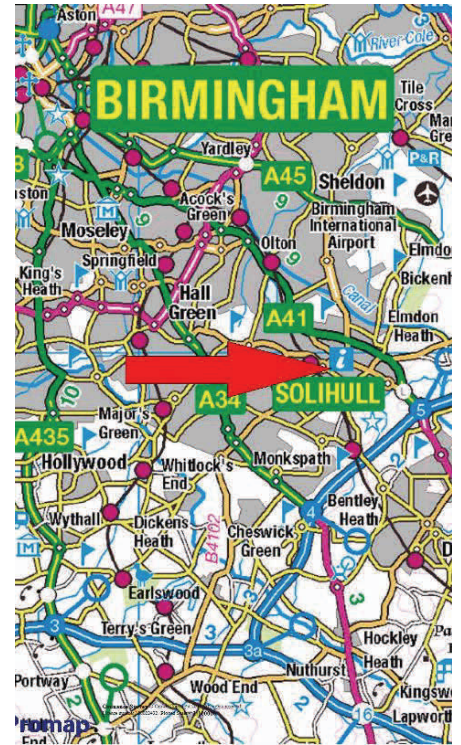
Description

The property consists of a two storey, former Magistrates' Court building and two storey rear office annex. The registered address of the Annex is 7 Herbert Road.

The first floor of the former Court comprises of a large open plan central area providing access to six former Court rooms, and a number of offices and meeting rooms of various sizes.

The ground floor comprises of offices of varying sizes and the cell area. The cell area has an underground connection with the adjoining site. This connection will be secured, although the tunnel will remain. Parts of the building benefit from air conditioning, and perimeter and floor trunking.

The Annex is a two storey office building accessed to the rear of the Court. The ground and first floors provide office space of varying condition. Parts of the building benefit from air conditioning and perimeter trunking.



Both buildings are served by the boiler house in the under-croft parking area of the Court.

The site has secure under-croft parking for approximately 18 vehicles with direct access into the former Magistrates' Court. A further 17 barrier controlled spaces are available at the front of the site.

Accommodation

The site (identified in red for indicative purposes only) extends to approximately 1.2 acres. The properties provide the following approximate gross internal areas (GIA).

Former Court—50,290 sq ft (4,672 sq m)

Office Annex—7,125 sq ft (662 sq m)

The agents have relied on third party measurements and prospective purchasers must satisfy themselves on the area. The floor plans included in the information pack are indicative only and some areas on-site vary.



Services

We understand that the property benefits from electric, gas, water and mains drainage. There is an electric sub-station on site and we are advised that this serves the Court and Annex only. Prospective purchasers should clarify this.

Planning

The site is located within the town centre boundary, and hence town centre uses such as retail, residential, offices, further civic uses, leisure and entertainment, arts, culture and tourism could be deemed appropriate. Within the town centre spatial strategy, the site is identified as 'civic buildings', to reflect its existing use and as a longer term development opportunity. Prospective purchasers must make their own enquiries of the Planning Authority.

Rates

We are advised that the 2010 Rateable Value of the former Magistrates' Court is £243,000.

The Annex is separately assessed for rating purposes as follows:

Ground Floor—£44,750
First Floor—£42,750

Tenure

Her Majesty's Courts and Tribunals Service own the site freehold and the site will be offered with vacant possession.

We are advised that there is an unknown restrictive covenant over part of the site. Other parts of the site are subject to a lease for 210 years from 2001. We understand this is for rights of entry and that the lease also comprises other land. Please see the documentation in the Dataroom. In addition, there are other title issues and prospective purchasers need to draw their own conclusions as to whether they take these on as a commercial risk or seek Title Indemnity Insurance.

Prospective purchasers must take their own legal advice.

Method of Sale

Offers are invited for the freehold interest, via informal

tender, by noon on Tuesday 29th November. Instructions on what your offer must include can be found in the data room.

VAT

VAT is not payable on the freehold disposal.

Legal Costs

Each party is responsible for their own legal costs.

Energy Performance

The properties have Energy Performance Certificates. The Energy Performance Rating of the former Court is C59, and Annex is C58. A copy of the Certificates and Advisory Reports are available in the information packs.

Information Pack

The data site includes the following:

- Floorplans & photographs.
- EPC and Advisory Reports.
- Title information.
- Asbestos Report/Register.
- Informal tender instructions.

For more information and viewings please contact:

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