

To Let - (Expressions of Interest Sought)

Sports Ground - Unattached Grove Playing Fields - Grove Road, Kings Heath, Birmingham, B14 6ST



Size: 1.98 hectares (4.9 acres)

Rent: Expressions of interest are sought from prospective Tenants

Key Features

- Site is well maintained
- Close proximity to Kings Heath Town Centre
- Spacious Site
- Site is located in a quiet residential area

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

birmingham.gov.uk

Follow us on twitter 

Location

The site is located in a quiet residential area of Kings Heath and benefits from vehicular access through gateway fronting Grove Road. The playing fields is situated approximately 3.8 miles from Birmingham City Centre and approximately 1 mile from Kings Heath Town Centre.

Description

The site is large in size and has a total approximate site area of 1.98 hectares (4.9 acres) of predominantly levelled grass.

Use

The established use for the site is as a playing field and this is the use that will be permitted under any Lease granted. The playing field has the potential to provide various sporting activities, therefore the in-going Tenant will need to ensure that various sports activities are provided on the site and detailed within the Sports Development Plan provided with their application.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Rating Assessment

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511 to verify the rates payable and whether they qualify for reduction.

Tenure

The Lease will be on a fixed term of 25 years subject to 5th yearly upwards only rent reviews. Please note that the Lease will be contracted outside the security provisions of the Landlord & Tenant Act 1954 part II sub-sections 24 – 28 which means you will have no legal right to remain in the site at the end of the term.

Rent

Expressions of interest are sought from prospective Tenants based on a rent of £6,000 per annum exclusive.

VAT

VAT is not applicable to this property.

Repairs, Insurance and Outgoings

The Tenant will be liable for:

- All repair and maintenance on site
- All site boundary fencing
- Pitch maintenance
- Grass cutting
- Tree maintenance and associated works.
- Insuring the site

Rating Assessment

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511 to verify the rates payable and whether they qualify for reduction.

Conditions of Letting

The Tenant will be obliged to honor any existing agreements with clubs and community groups who use the playing fields and ensure they have continued access.

In addition, the Tenant must agree to make the playing fields available to any prospective community or sports groups.

Furthermore, the Tenant will also have to be an organisation that does not have the principal purpose of making a profit from commercial sports schemes, to conform with conditions prescribed by the Department for Education. Full details can be provided upon application.

Viewings

Viewings will be carried out strictly by appointment only. Please contact Property Services via email if you wish to attend a viewing:

Email: Ben.clinton@birmingham.gov.uk

Raman.thakur@birmingham.gov.uk

Covid-19:

Please note that in accordance with government guidance, all prospective viewers will be required to maintain social distancing when viewing the property. Viewers are to bring their own personal protective equipment as they feel necessary.

Deadline for Expressions of Interest:

Details of documents required on submission of Expression of Interest. Forms to be attached:

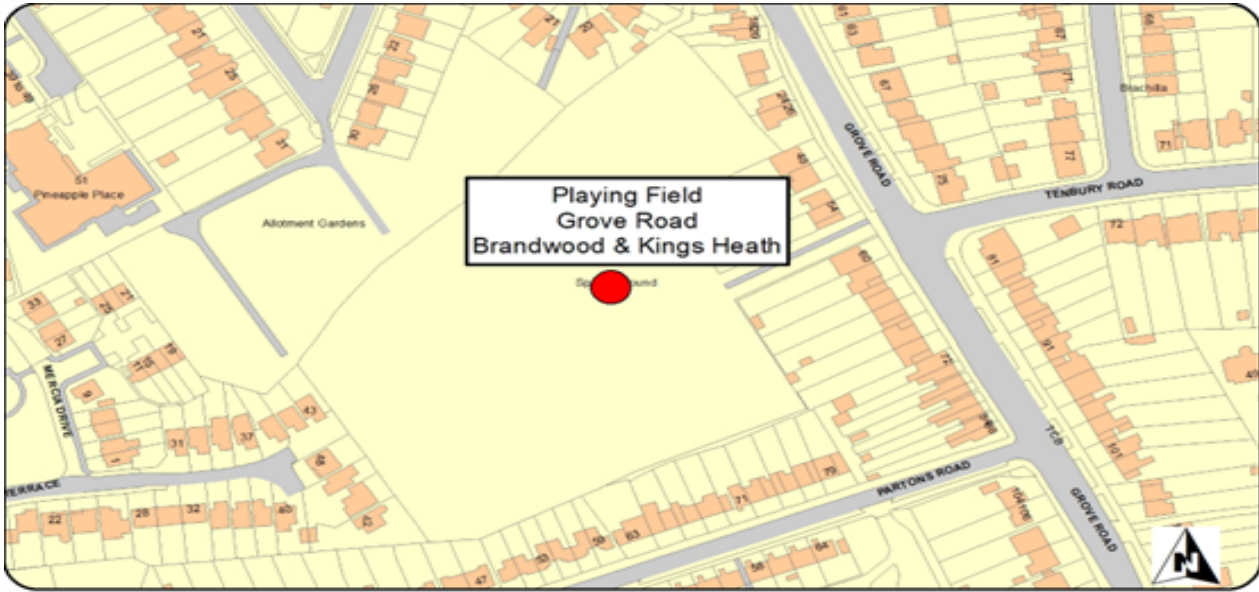
1. 3 years financial records
2. Business Plan
3. Sports Development Plan
4. Safeguarding Policy

EXPRESSION OF INTEREST SHOULD BE SUBMITTED IN WRITING ON THE ATTACHED FORM AND EMAILED TO BPSLETTINGS@BIRMINGHAM.GOV.UK OFFERS WILL NOT BE OPENED UNTIL AFTER THE CLOSING DATE HAS EXPIRED.

Expressions of Interest are to be received **NO LATER THAN MIDDAY THURSDAY 2ND MAY 2024.**

Birmingham Property Services
Birmingham City Council
10 Woodcock Street
PO Box 16255
Birmingham
B2 2WT

Location Plan



© Crown Copyright and database right 2023. Ordnance Survey 100021326.

You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
Aerial Photography, if present, Copyright Bluesky 2016.

Aerial View



© Crown Copyright and database right 2023. Ordnance Survey 100021326.

You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
Aerial Photography, if present, Copyright Bluesky 2016.