

# FORMER COMMUNITY CENTRE - TO LET

(Expressions of Interest Sought)



**Greaves Tenants Hall, Adj Greaves Square, Hillmeads Road, Kings Norton, Birmingham, B38 9NE**



Size: 1,755 Sq Ft (163.04 Sq M)

Rent: Expressions of interest are sought from prospective tenants based on a rent of £8,000 per annum exclusive.

## Key Features

- Front and rear gardens
- Good condition
- Self-contained building

### 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.

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## Location

The property is located in a residential area of Kings Norton, an outer city suburb of Birmingham comprises a mix of high and low level municipal housing.

## Description

The property was formerly used as a Tenants hall, Neighbourhood office and more recently a Community Centre, built in circa 1950 and renovated in 1999.

The property is single storey and of traditional construction; block and brick, with a pitched concrete tiled roof. The accommodation is divided into a lobby, main hall, office rooms, kitchen and ancillary storage space and WC facilities. The premises benefit from an outdoor garden area enclosed by metal fencing.

## Use

The premises were previously used for the purpose of a Community Centre (D1 Use). Premises fall within User Class D1 (Non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and will be restricted to community use only.

## EPC

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

## Tenure

The premises are available leasehold.

The Landlord may consider the following:

(ii) A Tenancy for a term of three years less one day, or

(iii) A five-year lease (or multiples thereof).

Please note that any agreement 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 property at the end of the term.

## Rent

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## VAT

VAT is not applicable to this property.

## Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

We have been advised by the Local Authority's Business Rates section of the following:

Current Rateable Value: £11,000 pa  
Rates Payable 2022/23: £5,500 pa

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

## Viewing

Viewings will be carried out strictly by appointment only. Please contact Birmingham Property Services on the emails below should you wish to view:

Email:

**[raman.thakur@birmingham.gov.uk](mailto:raman.thakur@birmingham.gov.uk)**

**[jane.parsons@birmingham.gov.uk](mailto:jane.parsons@birmingham.gov.uk)**

Deadline for Expression of Interest (EOI):  
OFFER (EOI) SHOULD BE SUBMITTED IN  
WRITING ON THE ATTACHED TWO FORMS  
AND EMAILED TO THE EMAIL  
[BPSLETTINGS@BIRMINGHAM.GOV.UK](mailto:BPSLETTINGS@BIRMINGHAM.GOV.UK).  
OFFERS WILL NOT BE OPENED UNTIL  
AFTER THE CLOSING DATE HAS EXPIRED.

Offers/Expression of interest forms along with any relevant supporting documents to be emailed by NO LATER THAN mid-day 7th April 2025.



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