Scriven & Co.
Est. 1937

Commercial Sales



7, Ridgacre Lane, Birmingham, B32 1ES

Offers In The Region Of £375,000

- Spacious link detached property
- Ample parking to side
- Currently used as a Chiropractic Clinic
- May be suitable for alternative commercial uses and conversion to residential use subject to obtaining planning consent and building regulations approval (as needed)
- Excellent transport links to Birmingham City Centre and the Midland motorway network

All Buildings Great & Small

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
Realla CoStar

FOR SALE - A well presented freehold link detached commercial property currently used as a Chiropractic Clinic. May be suitable for alternative professional/business use or residential use subject to appropriate approvals. Plentiful on site parking. EPC = D (95).

ACCOMMODATION

The accommodation is planned on two floors and comprises:-

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL:
With staircase and store below stairs off.

WAITING ROOM/RECEPTION OFFICE (RIGHT): 3.31m x 6.82m plus bay

CONSULTING ROOM 1 (FRONT/MIDDLE): 2.52m x 4.22m

REAR HALL: 4.47m x 2.25m
Range of fitted cupboards

REAR LOBBY:
With store cupboard off housing central heating boiler.

CONSULTING ROOM 2 (FRONT/LEFT): 3.10m x 4.57m

CONSULTING ROOM 3 (REAR/LEFT): 3.17m x 2.27m min. (3.46m max.)

KITCHEN: 4.89m x 1.60m

FIRST FLOOR

LANDING

TREATMENT ROOM 1 (RIGHT): 3.18m x 3.34m plus bay

TREATMENT ROOM 2 (LEFT): 2.52m x 6.72m
Air conditioning unit

TREATMENT ROOM 3 (REAR/RIGHT): 3.31m x 3.33m

WASHROOM: 1.66m x 2.25m

OUTSIDE

FORECOURT:
Paved paths, stone chippings, brickwork boundary wall, wrought iron gate.

SIDE CAR PARK:
With stone chipping surface and providing parking for several vehicles.

REAR GARDEN:
The property has a triangular shaped garden with lawn and paving and border of shrubs and plants.

RATING ASSESSMENT :
Rateable Value (from 1st April 2026): £10,750
Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

TENURE:
We are advised the property is freehold. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

VAT:
All figures quoted are exclusive of VAT if applicable. We are advised by the owner that the property is not registered for VAT.

SERVICES AND APPLIANCES:
Mains gas, electricity, water and drainage are connected.

The property has gas fired radiator central heating serving most rooms to the property. There is an air conditioning unit in treatment room 2 (first floor).

Note: The property currently has no hot water supply.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS
All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

PLANNING:
The property currently has a specific consent for use as a Chiropractic Clinic. Planning consent for a change of use may therefore be required for alternative uses. (Further enquiries should be made with Birmingham City Council Planning Department).

VIEWING:
Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial).

ANTI-MONEY LAUNDERING REGULATIONS:
In order to comply with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory photographic identification, proof of address/residency, verification of the source of funds for the purchase (including supporting bank statements evidencing any deposit monies), and a copy of a mortgage Agreement in Principle from the appropriate lender where applicable.

Photographic identification and proof of address will normally be validated through an electronic identity verification process, which includes biometric checks, meaning certified hard copies are not usually required. However, we reserve the right to request copies of identification or address documents where considered necessary, to satisfy our legal or compliance obligations. All parties involved in the purchase must complete this verification at a cost of £30.00 plus VAT per person.

EXTRA SERVICES:
By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place: It is the clients' or buyers' decision whether to choose to deal with any of the service providers.

Scriven & Co routinely refers sellers (and buyers) to a Financial Services Company. Should the client or a buyer decide to use this company please note that Scriven & Co receive a payment from them equating on average to a figure in the order of £200 per referral.

Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. Should the client or a buyer decide to use any of these companies please note that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee to ourselves as it significantly reduces the

marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to a Removals and Storage Company. Should the client or a buyer decide to use this company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

For full referral fee details go to our website: www.scriven.co.uk : Disclosure of Referral Fees

USEFUL LINKS FOR PROPERTY INFORMATION:

Find information about a property in England or Wales:
https://search-property-information.service.gov.uk

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with: https://checker.ofcom.org.uk

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance: https://www.gov.uk/request-flooding-history

Long term flood risk check of an area in England: https://www.gov.uk/check-long-term-flood-risk

Service provider information: we would suggest the following:

Gas supply:
https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator
https://www.findmysupplier.energy

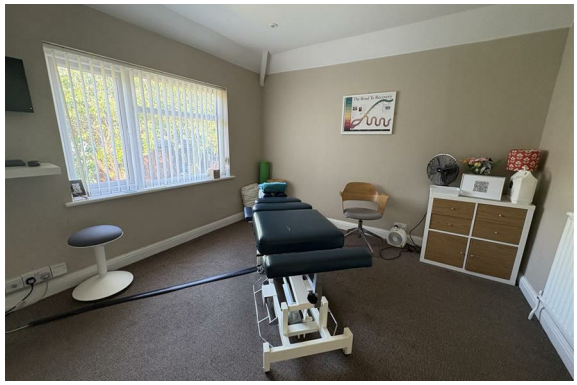
Electric supply:
https://www.energynetworks.org/customers/find-my-network-operator
https://www.nationalgrid.co.uk

Water supplier:
https://www.ofwat.gov.uk/households/your-water-company
https://www.water.org.uk/customers/find-your-supplier

Consumer code for house builders:
https://consumercode.co.uk









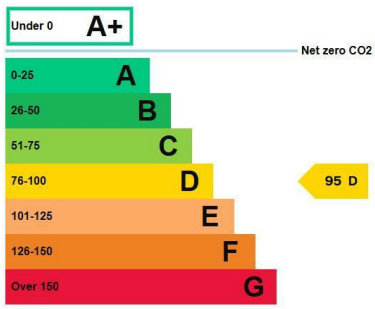
Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).





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