

LOT 91 - Birmingham

Commercial Auction - 30th September 2025

allsop



Leasehold Multi-Let Office Investment with Development Potential

CIBA Building, 146 Hagley Road, Birmingham, West Midlands, B16 9NX

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GUIDE PRICE *

£2.75M - £3M

Gross Initial Yield 21.92%

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Live Stream (the first lot to be offered at 10am)



Key Features

- Comprises a total Gross Internal Area of 4,667.4 sq m (50,239 sq ft)
- Total site area of approx. 0.434 ha (1.072 acres)
- Prominent frontage to Hagley Road, 1.75 miles from Birmingham City Centre
- Potential for future alternative use (subject to consents) (1)
- On-site parking for approx 108 vehicles
- VAT is applicable

Total Current Gross Rent Reserved

£629,594 p.a.⁽²⁾

plus 7,102 sq ft vacant

Tenure

Leasehold. Held on a lease for 125 years from 03.08.2005 at a current ground rent of £26,900 per annum. The ground rent is reviewed every 10 years on the following basis:

- (i) the Base Rent is reviewed to the higher of £26,900 or 5% of market value of rent
- (ii) the Yearly Rent being 7% of the gross rental income (less VAT, service charge) LESS the Base Rent

Please refer to the online legal pack for further details including assumptions and disregards

Location

- ★ The city of Birmingham is the administrative and commercial centre of the West Midlands
- 📍 Birmingham is at the heart of the UK's Motorway network and is served by the M5, M6, M40 and M42
- 🚊 Edgbaston Village Tram Station is approx 0.5 mile from the property and Five Ways Rail Station is approx 1 mile from the property
- 🚦 The property is situated fronting the south side of Hagley Road (A456), one of the main arterial routes into Birmingham city centre
- 🏠 The immediate area is mixed-use and includes numerous hotels, offices, residential and development sites

Additional Information

- The Accommodation & Tenancy Schedule below is for reference only. Please refer to the online legal pack for the full, comprehensive tenancy schedule and Service Charge information
- The office accommodation has been sub-divided to provide individual suites of varying sizes, suspended ceilings, recessed fluorescent strip lighting, perimeter trunking, CCTV and a passenger lift.
- The property benefits from car park with approximately 108 spaces.
- The Gross Internal Areas (provided by the Vendor) are as follows:
 - Lower Ground Floor - 981.96 sq m (10,570 sq ft)
 - Ground Floor - 971.28 sq m (10,455 sq ft)
 - First Floor - 959.40 sq m (10,327 sq ft)
 - Second Floor - 770.81 sq m (8,298 sq ft)

- Third Floor - 770.88 sq m (8,298 sq ft)
- Annexe - 213.07 sq m (2,293 sq ft)
- TOTAL - 4,667.40 sq m (50,239 sq ft)

(1) Planning

- The property may be suitable for future alternative use/residential conversion, subject to the existing leases and obtaining all the necessary consents. All enquiries should be made with Birmingham City Council. Website:
www.birmingham.gov.uk/info/20008/planning_and_development

VAT - VAT is applicable to this lot.

Allsop

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Schedule

Address	Present Lessee	Accommodation			Lease Details	Current Gross Rent (PA)	Next Review / Reversion
Lower Ground Floor	Various	Lower Ground Floor	292.64 sq m	3,150 sq ft	Occupied by way of 6 leases	£67,080 p.a.	
		6 parking spaces					
Lower Ground Floor	Vacant	Lower Ground Floor	180.42 sq m	1,942 sq ft	Vacant		
Lower Ground Floor Strong Room	Individual	Lower Ground Floor	37.16 sq m	400 sq ft	2 years from 01.12.2023 Mutual break option on a month's notice	£3,000 p.a.	Reversion December 2025
Lower Ground Floor Strong Room	Vacant	Lower Ground Floor	112.69 sq m	1,213 sq ft	Vacant		
Ground Floor	Various	Ground Floor	312.53 sq m	3,364 sq ft	Occupied by way of 9 leases	£100,380 p.a.	
		1 parking space					
Ground Floor	Vacant	Ground Floor	152.55 sq m	1,642 sq ft	Vacant		
First Floor	Various	First Floor	506.41 sq m	5,451 sq ft	Occupied by way of 8 leases	£88,620 p.a.	
		11 parking spaces					
First Floor	Vacant	First Floor	90.49 sq m	974 sq ft	Vacant		
Second Floor	Various	Second Floor	406.68 sq m	4,377 sq ft	Occupied by way of 16 leases	£102,300 p.a.	
		5 parking spaces					
Second Floor	Vacant	Second Floor	123.65 sq m	1,331 sq ft	Vacant		
Third Floor	National Society for the Provention of Cruelty to Children	Third Floor	653.11 sq m	7,030 sq ft	5 years from 23.11.2021	£163,934 p.a.	Reversion 2026
The Pod Ground Floor	Various	Ground Floor	146.79 sq m	1,580 sq ft	Occupied by way of 2 leases	£29,400 p.a.	
The Pod First Floor	Various	First Floor	146.79 sq m	1,580 sq ft	Occupied by way of 2 leases	£29,400 p.a.	
		9 parking spaces					

Schedule (Continued)

Address	Present Lessee	Accommodation			Lease Details	Current Gross Rent (PA)	Next Review / Reversion
The Annexe	UK Aesthetics Lounge Limited	Ground Floor	70.98 sq m	764 sq ft	2 years from 01.10.2023 Mutual break option on a month's notice	£16,680 p.a.	Reversion 2025
The Annexe	Saltire Facilities Management Limited	First Floor	55.65 sq m	599 sq ft	1 year from 01.04.2025	£13,800 p.a.	Reversion 2026
Car Park	NSPCC	40 parking spaces			Mutually terminable on 3 months' notice	£15,000 p.a.	
		Total	3,288.54 sq m	35,398 sq ft	Total Gross Rent (2)	£629,594 p.a.	

(2) The rents stated are inclusive of service charge and, in some cases, utilities. Please refer to the online legal pack for further information.

N.B. Not inspected by Allsop LLP. Floor areas provided by the Vendor.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9



Featured 10

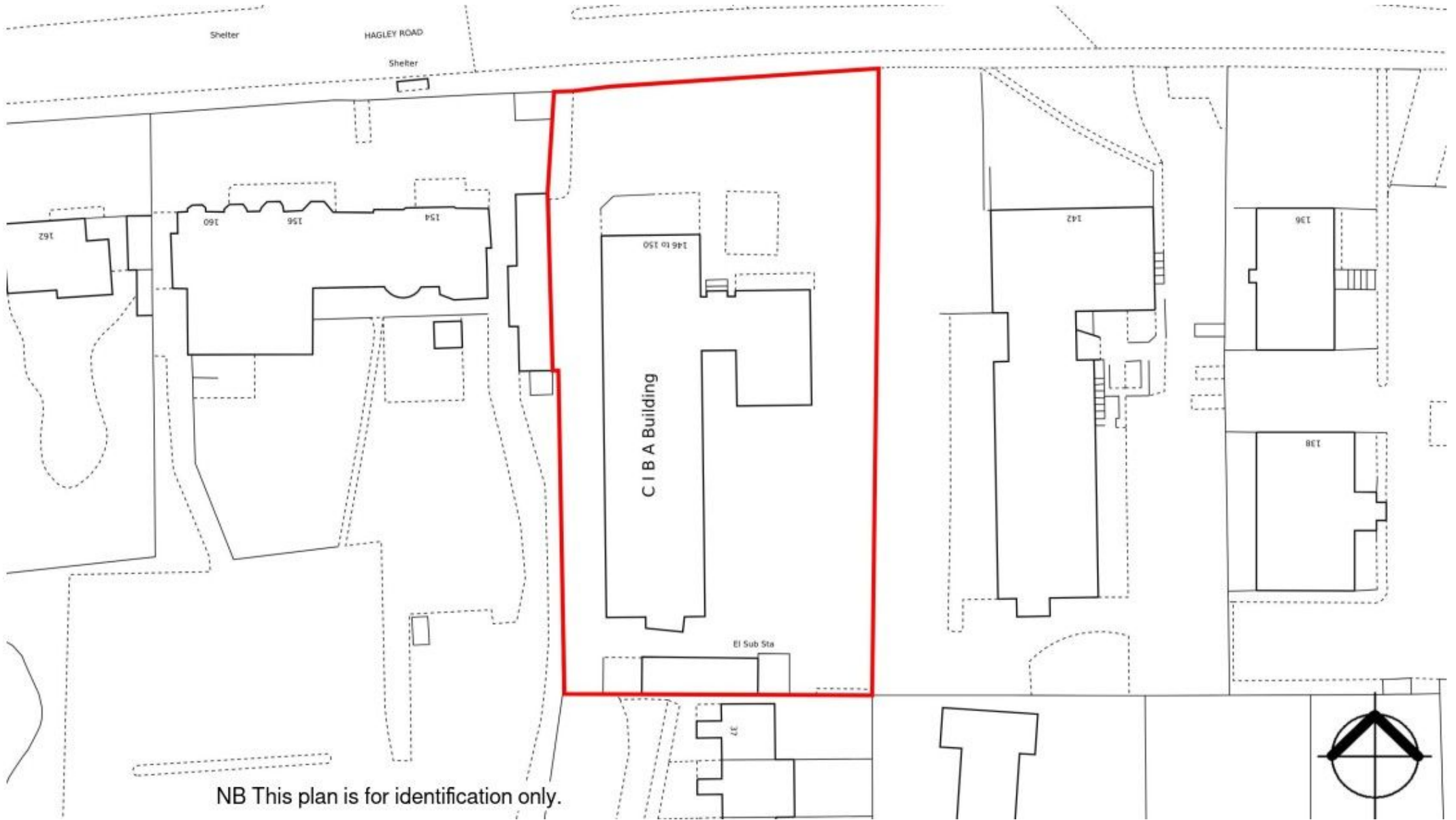




Featured 12



Pro map



NB This plan is for identification only.







Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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