

# Lot 11, Neville House, 14 Waterloo Street, Birmingham, West Midlands B2 5TX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Office Investment and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 11, Neville House, 14 Waterloo Street, Birmingham, West Midlands B2 5TX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

## Property Information

### Freehold Office Investment and Development Opportunity

- Substantial 10 storey office building in the heart of Birmingham
- Approximately 28,176 sq. ft. (2,627.68 sq. m.) (Net Internal Area)
- Prime central Birmingham pedestrianised location adjacent to Victoria Square
- Situated within Birmingham's Central Business District
- Majority of the building is currently vacant with remaining tenants having short unexpired terms
- Planning permission granted for conversion to 72-unit aparthotel
- Wealth of high end restaurants and hotels in the neighbouring area
- May also suit residential, student accommodation or alternative uses (subject to consents)
- Low Capital Value per sq. ft.

#### Lot

11

#### Auction

27th March 2025

#### Rent

£73,518 per Annum  
(Gross)

#### Sector

Office, Leisure, Development,  
Mixed Use

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

17 miles north west of Coventry, 33 miles south west of Leicester, 43 miles south west of Nottingham

#### Roads

M40, M6, M5, M42

#### Rail

Birmingham New Street, Birmingham Moor Street Railway Stations

#### Air

Birmingham Airport

### Situation

The property is located in Birmingham City Centre's Central Business District, directly opposite Victoria Square and Birmingham Town Hall and 250 metres from Birmingham New Street Station. The property is situated on the southern side of Waterloo Street, which has been recently pedestrianised, within a vibrant leisure destination including the neighbouring Michelin starred restaurant Adams, Pieminster, Lost & Found and Cosy Club as well as a number of hotel groups including Hotel du Vin, The Grand Hotel Birmingham and Premier Inn. Student accommodation is also located nearby with University College Birmingham, Birmingham School of Art, and The University of Birmingham all requiring accommodation.

### Tenure

Freehold.

### Description

The property currently comprises a substantial building primarily used as office with accommodation arranged over basement, lower ground, ground and seven upper floors. The ground floor provides two commercial units fronting Waterloo Street with the remainder of the property providing office accommodation, including an attractive ground floor reception area, two passenger lifts, WC facilities and a central staircase service all floors. Parts of the office accommodation and common parts have been refurbished over the last few years.

Whilst planning permission has been granted for change of use to an aparthotel, given its strategic location, the property may be suitable for residential, student accommodation or a variety of other uses subject to consents.

The majority of the floors being offered provide vacant possession with tenants currently occupying the building including Medigold and The Barber House. Full details are available within the legal pack.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

To be confirmed

### Planning

Planning approval was granted by Birmingham City Council in November 2023 (ref: 2023/04793/PA) for the erection of a single storey rooftop extension and change of use to aparthotel Use Class C1. The consent will allow for the building to be converted into a 72-unit aparthotel, whilst conserving a ground floor commercial unit. Please visit <https://www.birmingham.gov.uk/info> for full details on the approved application. The legal pack also includes a summary of the planning history for Neville House.

### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale for this auction and any update and changes in guide price.

**Lot 11, Neville House, 14 Waterloo Street, Birmingham,  
West Midlands B2 5TX**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



**Completion Period**

---

Six week completion



# Lot 11, Neville House, 14 Waterloo Street, Birmingham, West Midlands B2 5TX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



# Lot 11, Neville House, 14 Waterloo Street, Birmingham, West Midlands B2 5TX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





**Lot 11, Neville House, 14 Waterloo Street, Birmingham,  
West Midlands B2 5TX**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





**Lot 11, Neville House, 14 Waterloo Street, Birmingham,  
West Midlands B2 5TX**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Office Investment and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 11, Neville House, 14 Waterloo Street, Birmingham, West Midlands B2 5TX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

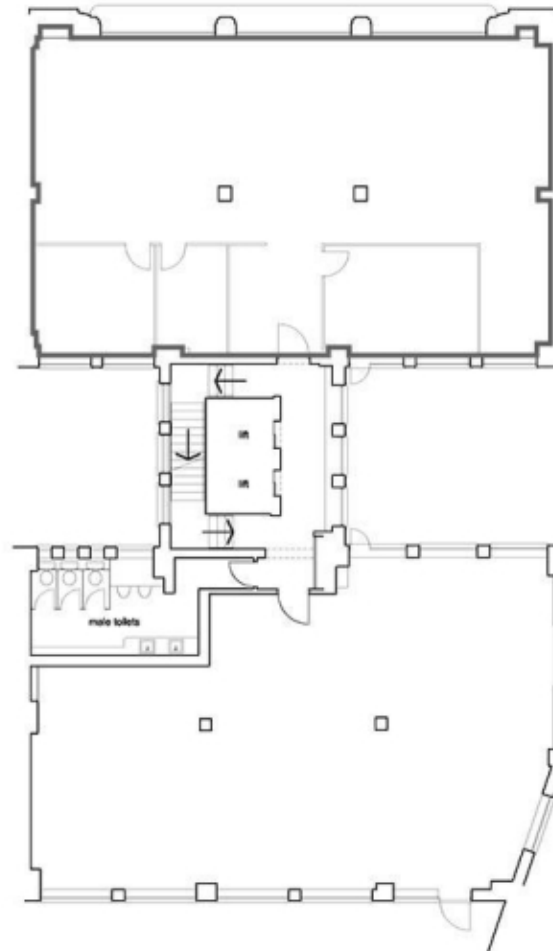




# Lot 11, Neville House, 14 Waterloo Street, Birmingham, West Midlands B2 5TX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

WATERLOO STREET



Typical Floor Plate

NIA Office 1710 sqft  
Second Floor 1.125

# Lot 11, Neville House, 14 Waterloo Street, Birmingham, West Midlands B2 5TX

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Charlie Powter**  
+44 (0)20 7034 4853  
+44 (0)7768 120 904  
[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

### Seller's Solicitors

**Harold Benjamin Solicitors**  
Hygeia Building, 66-68 College Road  
Harrow  
Middlesex  
HA1 1BE

**Varsha Sood**  
020 8872 3028  
[varsha.sood@haroldbenjamin.com](mailto:varsha.sood@haroldbenjamin.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024