

**Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham,
B13 8JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham, B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)

Property Information

Long Let Restaurant Investment

- Let to Cuppa Chaii (Moseley Village Birmingham) Ltd until February 2035 (Subject to Option)
- Ground Floor Café Investment
- Approximately 97.51 sq m (1,050 sq ft)
- Popular and Affluent Birmingham Suburb
- Approximately 3 Miles South of Birmingham City Centre
- Neighbouring Occupiers Include Marks & Spencer Foodhall, Costa Coffee, Tesco Express, Barclays, Subway and Oxfam

Lot
12

Auction
16th July 2026

Rent
£21,000 per Annum Exclusive

Status
Available

Sector
Restaurant, Cafe

Auction Venue
Live Streamed Auction

Location

Miles 3 miles south of Birmingham City Centre, 8 miles south-west of Solihull, 18 miles west of Coventry

Roads A435, A4040, A38, M42, M6

Rail Moseley Village Railway Station, Birmingham New Street

Air Birmingham Airport

Situation

Moseley is an affluent and attractive residential suburb situated some 3 miles south of Birmingham City Centre.

The property is situated on the east side of Oxford Road close to its junction with St Mary's Row. Neighbouring occupiers include Costa Coffee, Marks & Spencer Foodhall, Tesco Express, Barclays, Subway and Oxfam, together with numerous cafés, restaurants and local businesses serving the surrounding residential population.

Tenure

Virtual Freehold. Held for a term of 999 years, a fixed rent of £1 per annum exclusive.

EPC

Band A.

Description

The property comprises a substantial ground floor café unit forming part of a larger mixed-use building. The property benefits from extensive frontage to Oxford Road and forms part of an established parade of commercial occupiers.

VAT

VAT is applicable to this lot.

Note

Units 2 St Mary's Row and 3a and 3b Oxford Road are being offered for sale as Lot 21,18 and 13.

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, details of the auction and any update and changes in guide price.

Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham, B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Gross Floor Areas sq m	Gross Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Café	97.51	(1,050)	CUPPA CHAI (MOSELEY VILLAGE BIRMINGHAM) LTD t/a Cuppa Chai (CRN 15816328)	10 years from 21/02/2025 (1)	£21,000	21/02/2030 (20/02/2035)
Total Approximate Commercial Floor Area		97.51	(1,050)			£21,000	

(1) The lease provide for a tenant option to determine the lease on 21 February 2030 on serving 6 months written notice.

Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham, B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham, B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



**Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham,
B13 8JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



**Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham,
B13 8JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



**Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham,
B13 8JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



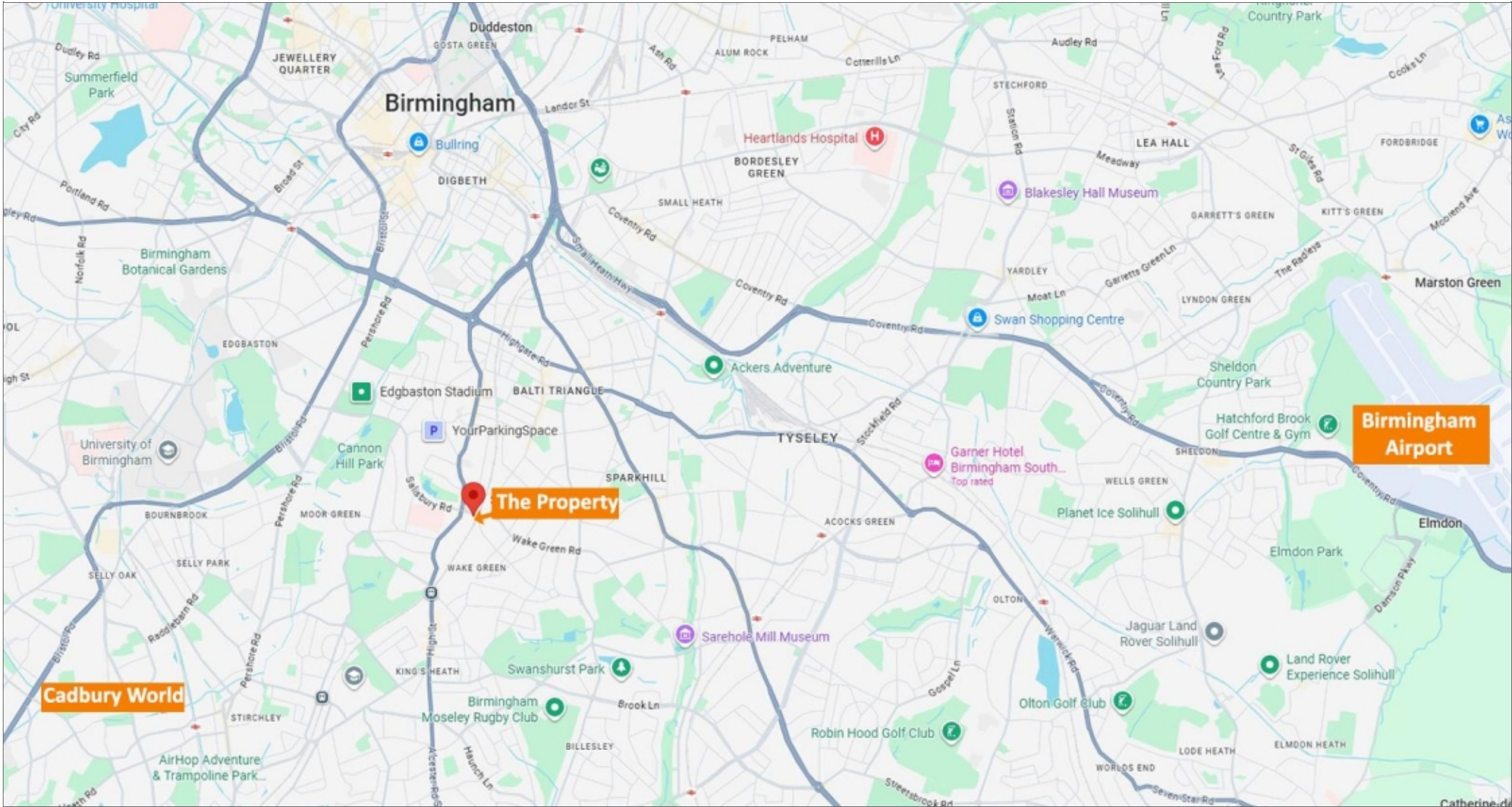
Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham, B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham, B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham, B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 12, Unit 3c, St Mary's Row, and Oxford Road, Moseley, Birmingham,

B13 8JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Gway Kanokwuttipong

+44 (0)20 7034 4864

+44 (0)7456 888 750

gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

In House Solicitor

Louise Sykes

01422 376821

Lsykes@Marshallcdp.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