



Offers In Excess of £250,000

- Located in Halesowen, a former private members club within a mixed residential and industrial area with an extensive catchment.
- Spacious open-plan extended lounge and fitted bar area.
- First floor function room suitable for events or private hire.
- Extensive on-site parking provision, including forecourt parking and additional secure gated parking to the rear.
- Toilet facilities provided on both ground and first floors.
- The property may be suitable for alternative uses, including nursery provision, residential redevelopment and other commercial uses subject to obtaining the necessary planning consent for change of use.

All Buildings Great & Small



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DESCRIPTION

An excellent opportunity to acquire an extended, detached building previously used as club, offered with vacant possession and benefiting from forecourt and extensive parking to the rear.

The accommodation comprises a reception hall leading to an L-shaped lounge incorporating a bar area, with access to with access to the keg storage area and yard.

The first floor provides a spacious function room together with an office and toilet facilities.

A paved garden seating area and play space with astro turf is also found at the rear.

The ground floor accommodation comprises:

Reception Hall

Secured with a roller shutter door, staircase to first floor with storage cupboard beneath and double door leading to:

L-Shaped Room comprising:

Lounge Area:

5.87m (max) 5.38m (ave) x 10.38m

Rear Lounge Extension:

9.94m (max) 9.06m (min) x 5.46m

Keg store

5.51m x 2.20m and 4.56m x 2.27m
(Door providing access to rear yard)

Ladies' Toilet Facilities

Gents' Toilet Facilities

The first-floor accommodation comprises:

Landing

Offices (Front):

3.49m x 1.95m (min)
(Plus staircase bulkhead and storage cupboard)

Toilet Facilities

Store

Function Room:

10.12m x 5.57m

Store:

3.24m x 1.06m

Outside:

Front:

Parking area providing forecourt parking.

Rear:

Additional parking area secured via side access gateway.

SERVICES

Mains gas, water and electricity are connected. A gas boiler heats water filled panel radiators and provides hot water.

FIXTURES AND FITTINGS

All items found within the property including carpets, light fittings, chairs, tables and the snooker table will be included in the sale.

The equipment in the keg store will be excluded from the sale along with the equipment in the bar area. The timber-built pigeon store at the side of the property will also be excluded.

Note: 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.

RATING ASSESSMENT

Current rateable value (from the 1st of April 2023 to present) = £6700.

Future rateable value from the 1st of April 2026 = £8000.

TENURE

We have been verbally advised the property is owned Freehold and part of the title is currently being registered with HM Land Registry.

The driveway (coloured blue on the plan) is held freehold subject to a vehicular right of way, with or without vehicles in favour of number 11.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by prior appointment via Scriven and Co who will meet prospective purchasers at the property by prior appointment.

0121-422-4011 (option 3, commercial).

PLANNING ENQUIRIES

For any questions about planning permission, you should contact the Dudley Planning Office (4 The Priory, Dudley, DY3 3UB) on 0300 555 2345.

It's important to confirm whether your proposal will require planning permission prior to making an offer.

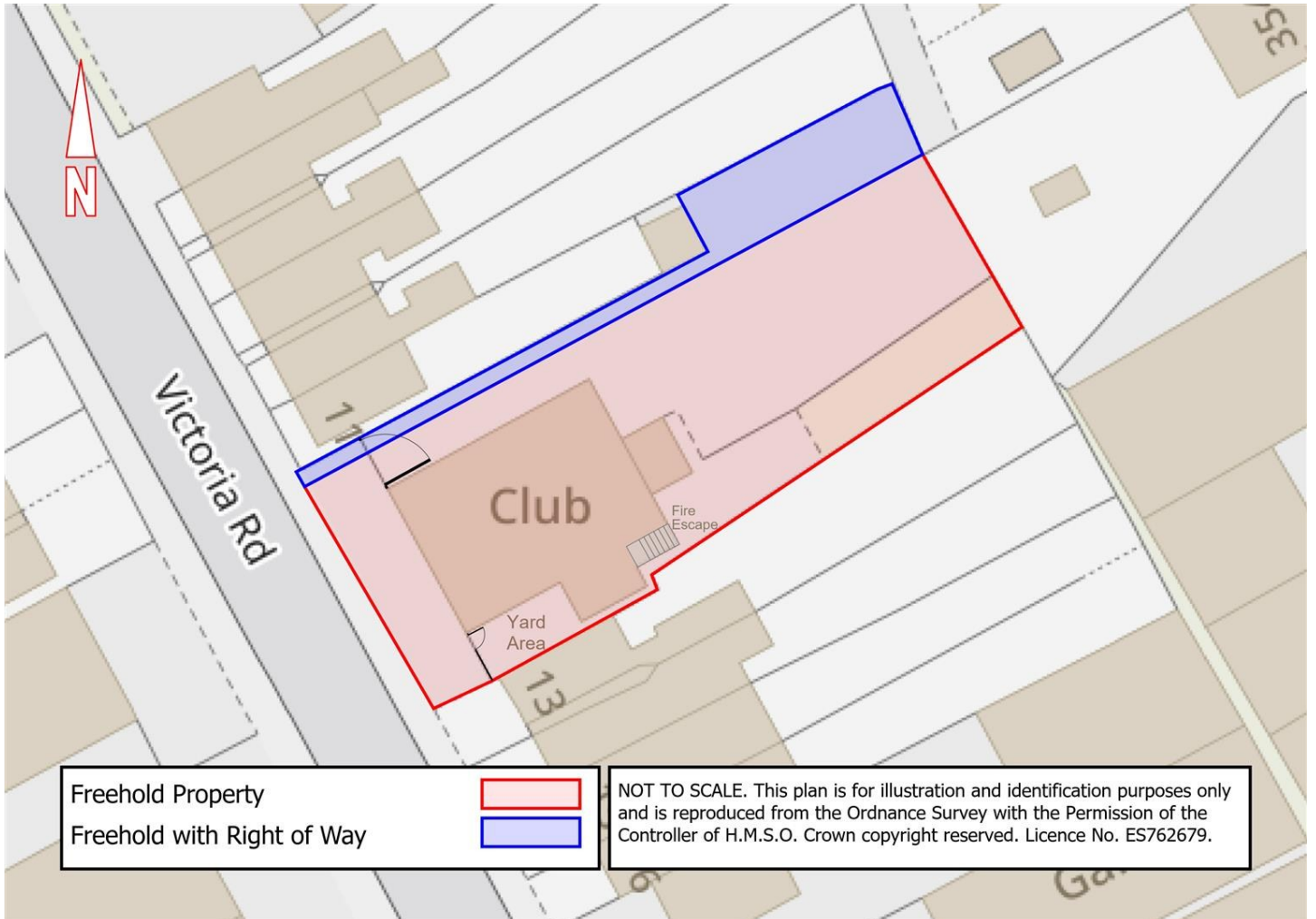
ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective purchaser will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

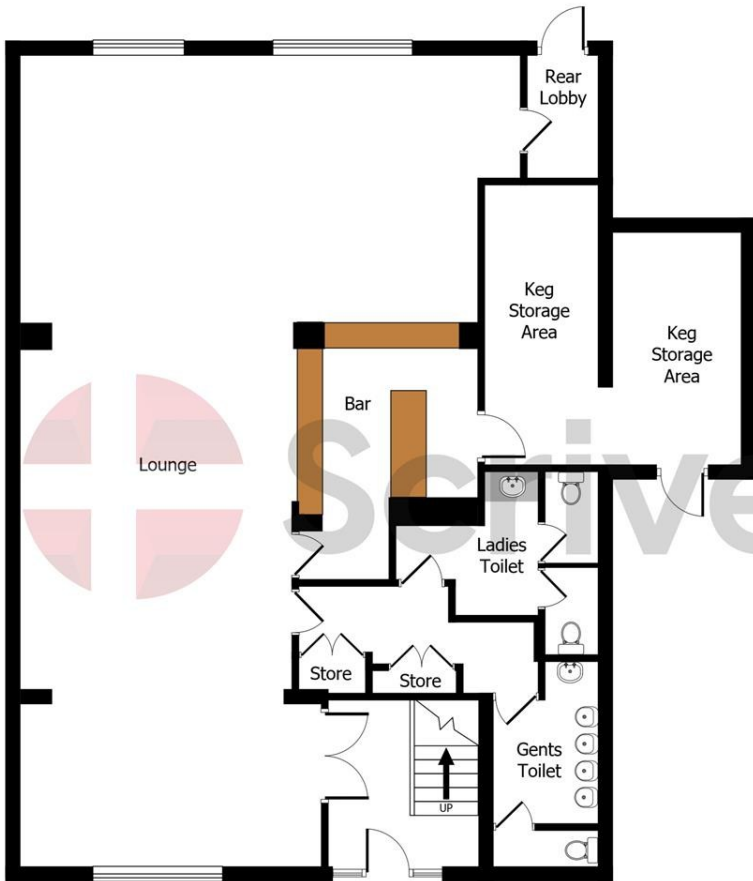




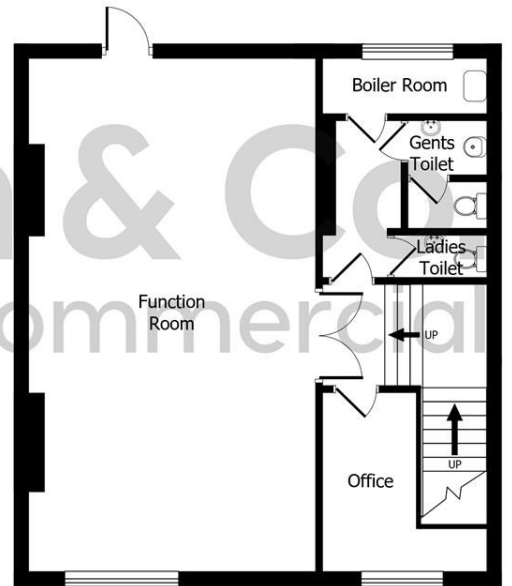
Important notices

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).



Ground Floor



First Floor

Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.







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