

LONG
LEASEHOLD

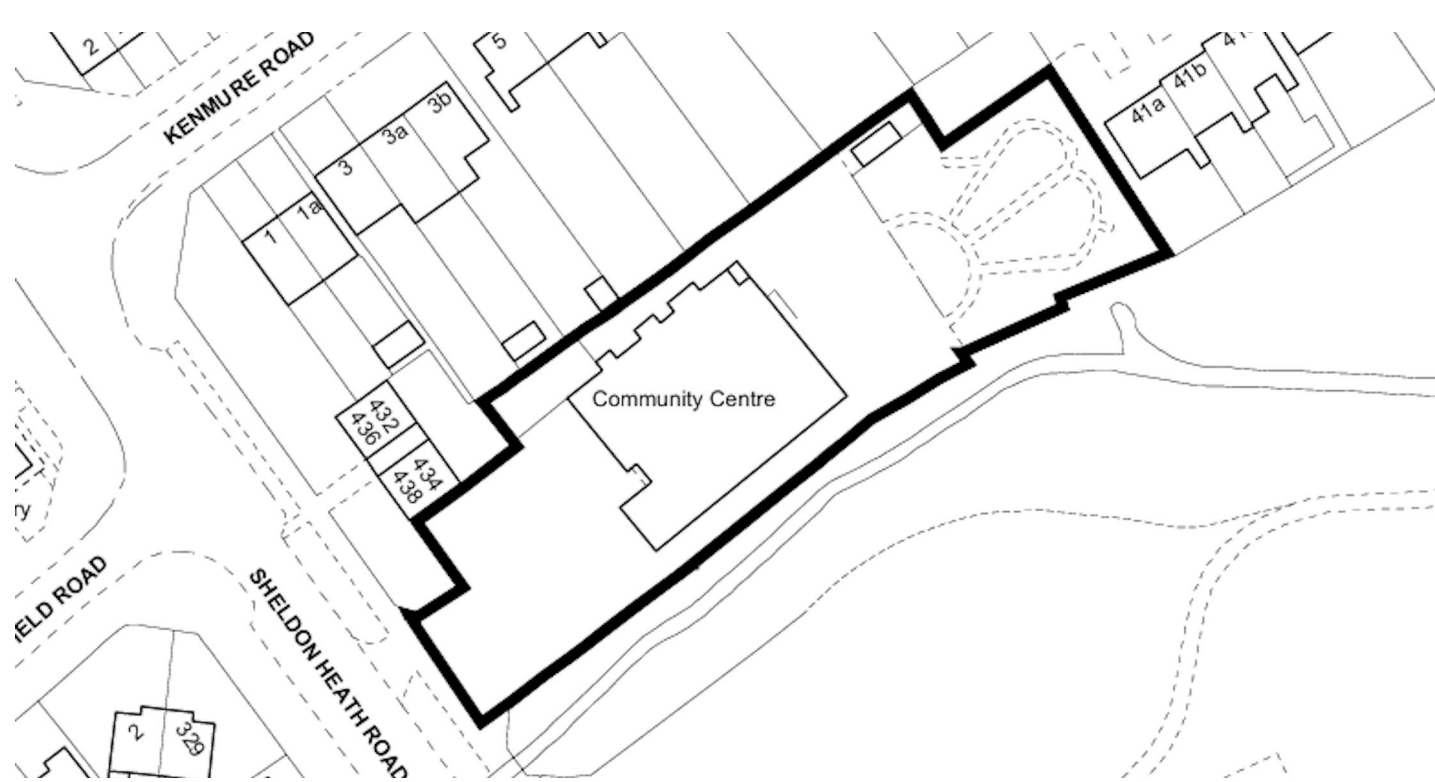


SHELDON COMMUNITY CENTRE, SHELDON HEATH ROAD, BIRMINGHAM, B26 2RU
7,761 SQ FT (721.02 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Community Centre Premises on 0.69 acres with
18 Car Parking Spaces

- GIA 7,761 ft²
- Available for community use only
- Front and rear car parking with large lawned area to the rear
- Nearby to NEC and Birmingham International Airport
- The property is offered for a premium on a new 125 year lease at peppercorn ground rent
- Offers are invited for the long-leasehold interest



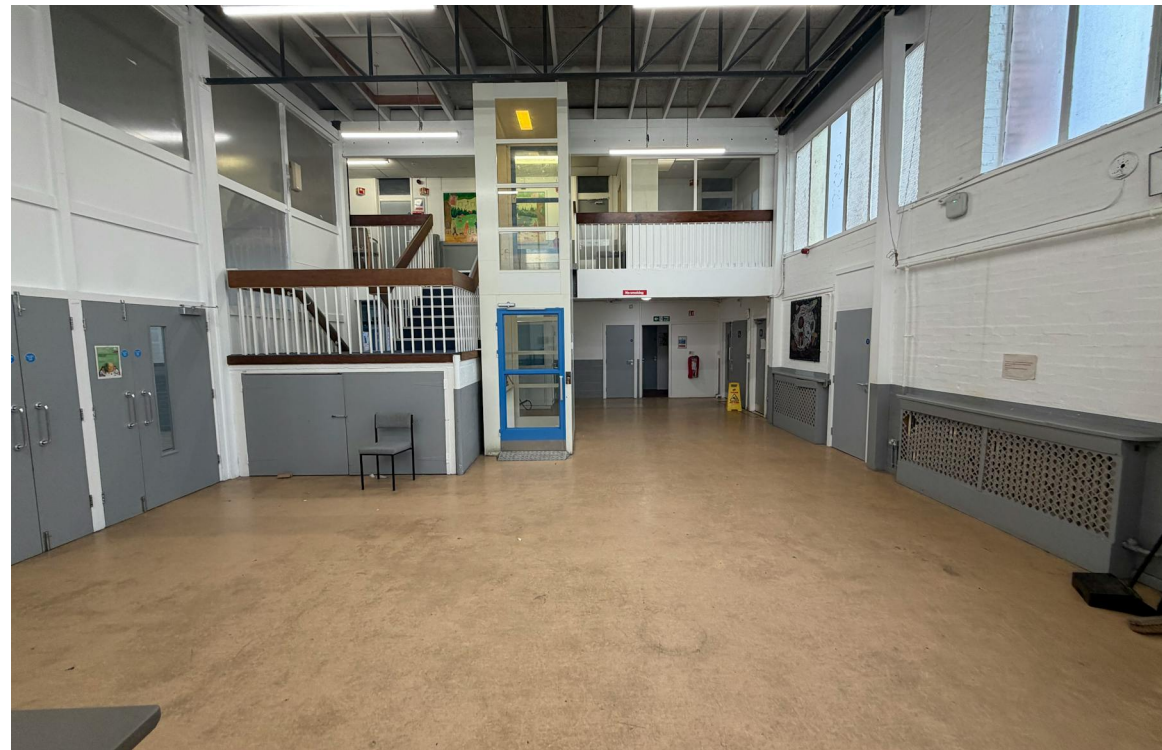
DESCRIPTION

The property comprises a detached community centre building of predominantly two-storey construction, with part single-storey elements, surmounted by flat roofs.

The ground floor provides a reception / office area, together with a large open plan hall incorporating a kitchen and sports hall area, with additional classroom / meeting room space located off the main hall. WC facilities are also provided at ground floor level.

The first floor, accessed via an internal stairwell and passenger lift, provides additional office and classroom accommodation, together with further WC facilities.

Externally, the property benefits from a large forecourt car park providing approximately 18 marked parking spaces, together with a rear overspill car park and a lawned garden area.

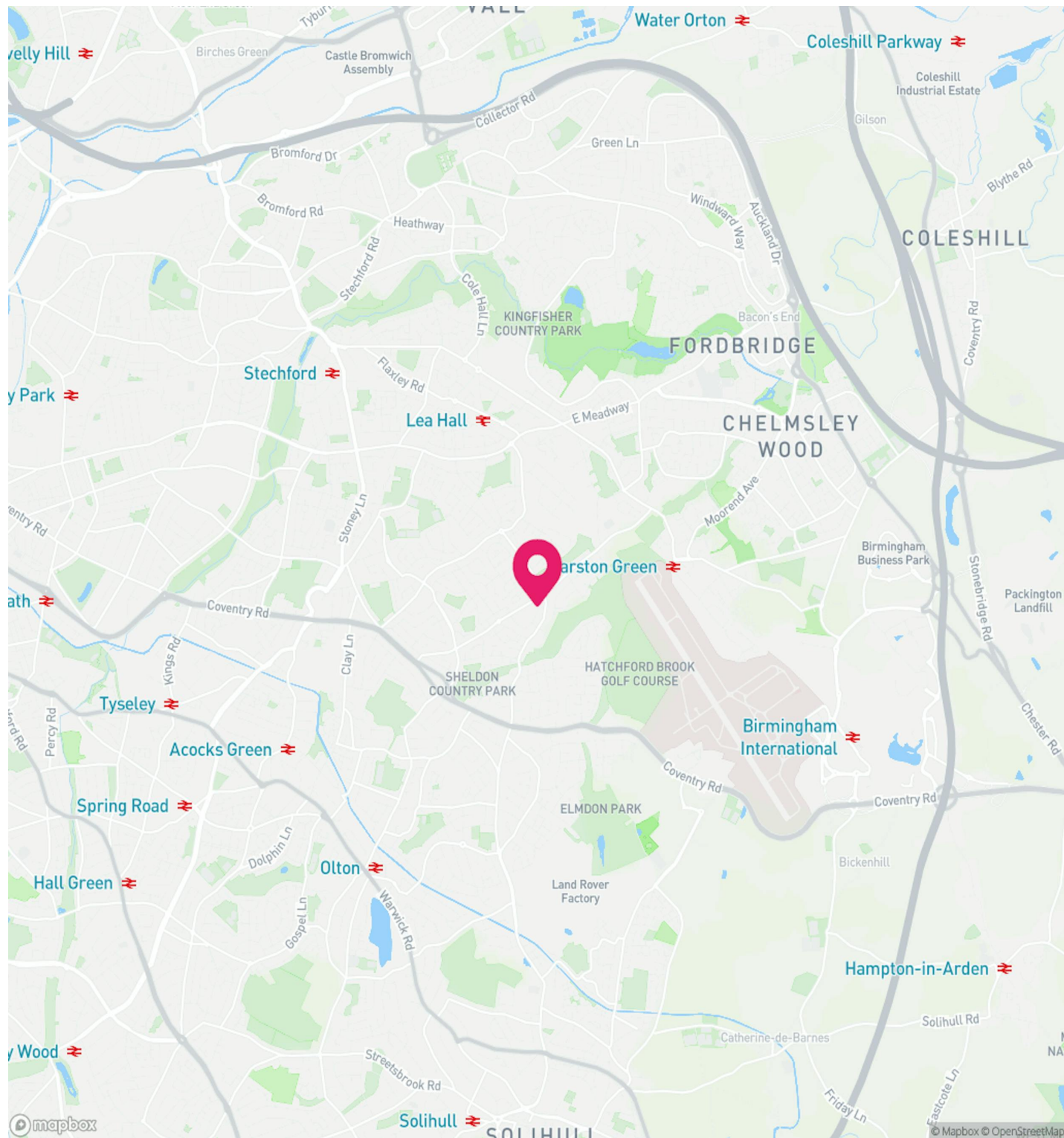


LOCATION

The property is located within the Sheldon area of Birmingham, a predominantly residential suburb situated approximately 5 miles east of Birmingham City Centre.

The location benefits from good access to the regional road network, with the A45 Coventry Road located nearby providing direct access to Birmingham City Centre to the west and Birmingham Airport and the NEC to the east, both situated approximately 2 miles away.

The M42 motorway is readily accessible at Junction 6, located approximately 2.5 miles to the east, providing access to the wider national motorway network.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

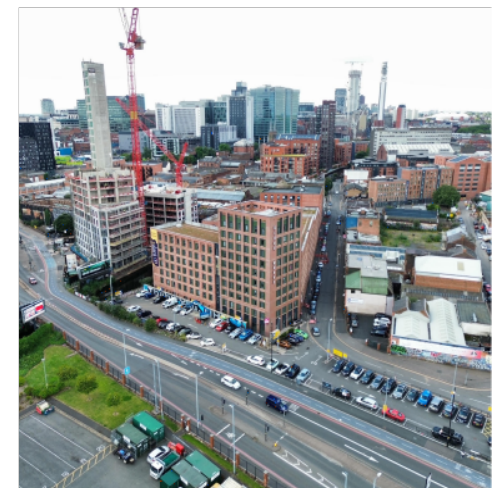
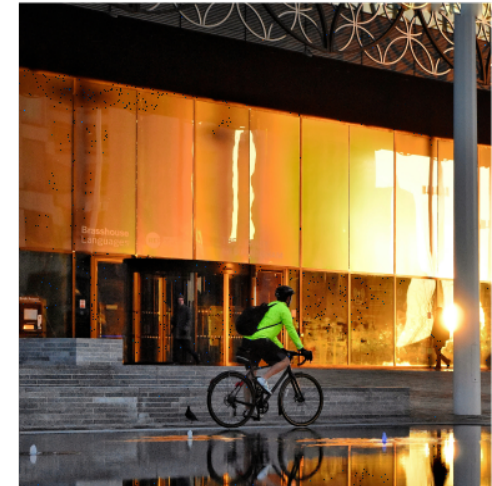
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

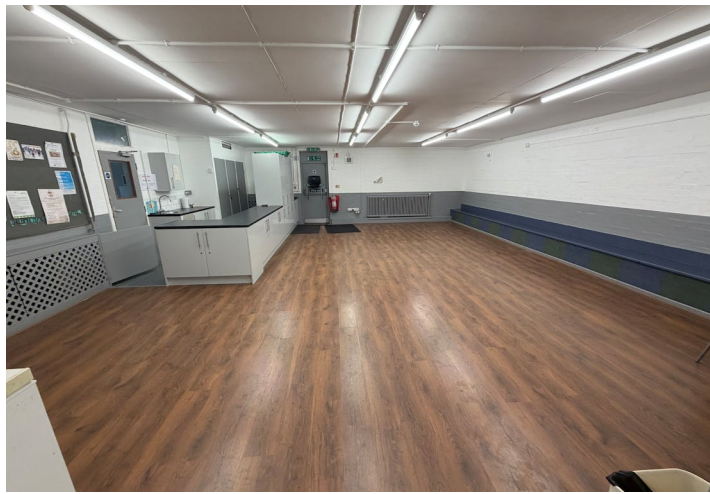
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

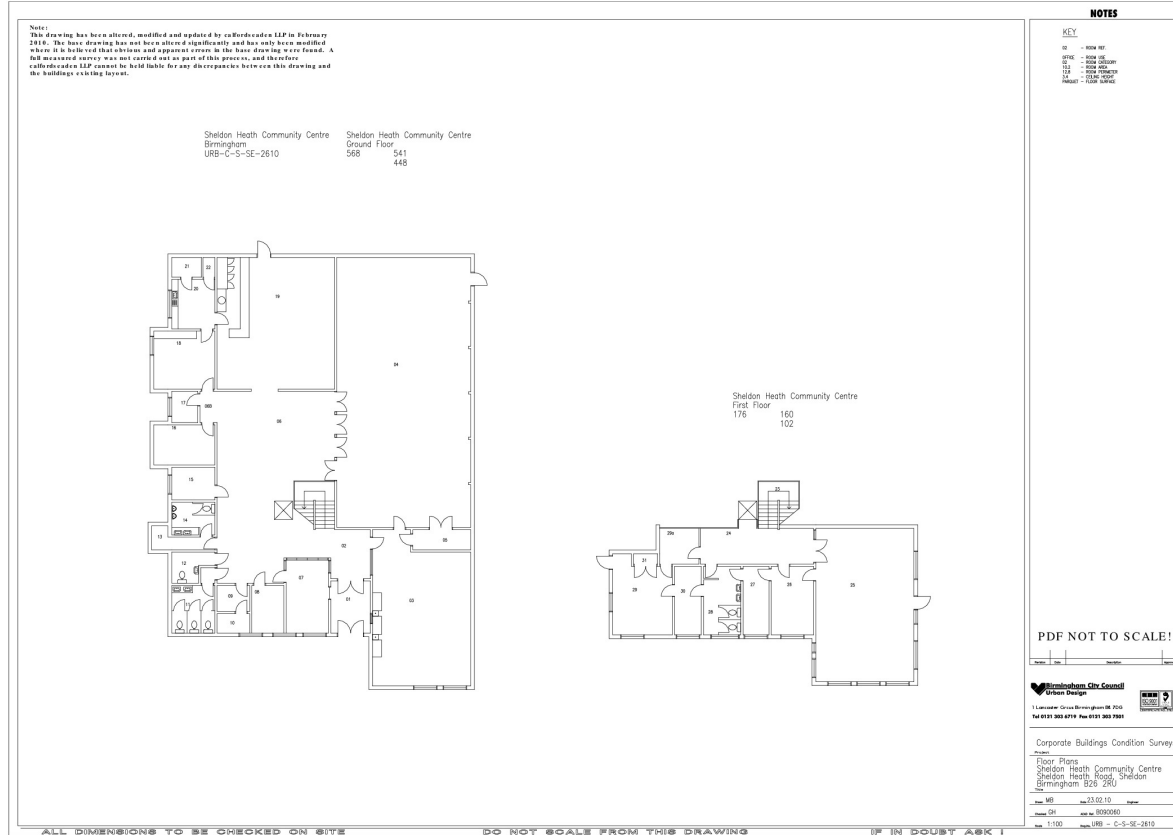
Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





FLOORPLAN



SERVICES

We understand that the building benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

RESTRICTIONS

The property will be subject to a restriction, limiting the use of the premises to community purposes only. The building must be occupied and used solely for community, charitable or similar non-commercial uses.

TUPE

If the property continues to operate as a community centre following disposal, it is likely that the Transfer of Undertakings (Protection of Employment) Registrations 2006 (TUPE) will apply. Interested parties should make their own enquiries in this regard.

ASSET OF COMMUNITY VALUE

The property is designated as an Asset of Community Value, which is showing via the following hyper-link - https://www.birmingham.gov.uk/downloads/file/640/assets_of_community_value_register

Any organisation looking to put forward a proposal need to meet the definition of a "community-group" under the Localism Act 2011.

LEGAL FEES

The Purchaser is responsible for the Vendor's legal and professional fees.

PRICE

Offers are to be invited for the Long Leasehold purchase.

VAT

To be confirmed

POSSIBLE USE CLASSES

Class F2 - Local community

EPC

E (110)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500
edward@siddalljones.com



Ryan Lynch

0121 638 0500
ryan@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)