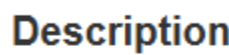


Unconditional Online Auction Sale | Guide Price* : £175,000+ | Bedrooms: 0



- Located within an established residential area
- Close to Sutton Coldfield town centre
- Rare freehold opportunity
- Suitable for a variety of uses (STP)
- Potential redevelopment opportunity

The freehold premises which are set back slightly from Elms Road behind a small forecourt / outside seating area comprise a main function room, including a full size snooker table (included in the sale) with surrounding seating, off which leads to a bar and small kitchen area. Ladies and Gents WC lead off the main entrance lobby. Separate cellar / storage area.

Tenure

Freehold with vacant possession

Viewing

Burley Browne Chartered Surveyors 0121 321 3441 (David Hemming MRICS)

Location

The property is situated on Elms Road, close to its junction with Coles Lane within an established residential area of Sutton Coldfield.

Sutton Coldfield Town Centre is a short walking distance away providing access to all local amenities.

Sutton Coldfield is well placed to the north of Birmingham City Centre with good access to the Midlands Motorway Network including the M6 Toll and M42 motorways. In addition the town is on the cross city railway line providing regular train services to Birmingham City Centre, Lichfield and Redditch.

Auctioneer's Note

The successful bidder will pay a buyer's contract fee on exchange of contracts of:
 £900 including VAT for purchases upto and including £100,000.
 £1,500 including VAT for purchases of £101,000 to £300,000.
 £2,100 including VAT for purchases of £301,000 and above.
 This fee is only payable by the successful bidder.

Legal Packs

www.cheffins.co.uk/auctions/property-auctions or Richard Williams at R R Williams & Son Ltd, Warwick House, 9 High Street, Sutton Coldfield, West Midlands, B72 1XH

Outgoings

Business Rates: Rateable Value £2850 (Club and premises assessment) Occupiers may benefit from 100% business rate relief on this property. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

Accommodation

	Sq Ft	Sq M
Function Room, Bar & Kitchen	765	71.07
Store	120	11.15
WCs	91	8.45

Vendors Solicitor

Steven Williams
mail@rrwilliams.co.uk
0121 354 7870

* Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

IMPORTANT: Cheffins would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Reserve price will remain confidential between the seller and the auctioneer.

Fees: The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Contract fee, Stamp Duty Land Tax, VAT, legal and search fees etc. Please refer to relevant Auction Legal Packs for details.

Our system has detected that JavaScript is disabled. JavaScript is required for this website to display bidding information properly. Please enable JavaScript on your browser to receive live bidding information or to be able to bid.

[Read More](#)

Joint Agent

David Hemming
david.hemming@burleybrowne.co.uk
0121 321 3441

Vendors Solicitor

Steven Williams
mail@rrwilliams.co.uk
0121 354 7870

Agreement Documents

Terms & Conditions

Legal Documents

[Log in to view legal documents](#)

Additional Documents

Guide to Buying at Auction

Make an Enquiry

[Submit an enquiry and someone will be in contact shortly.](#)

Submit

Share



Registered address	Pages	Services	Follow us
130 Bournemouth Road, Chandlers Ford, SO53 3AL.	About	Building Consultancy	   
Company Number 00787602	Property Search	Capital Allowances & Tax	
	Firms	Commercial Agency	
	Services	Compulsory Purchase	
	Auctions	Dispute Resolution	
	Affiliates	Environmental Consultancy	
	Blog	Investment	
	Contact	Lease Advisory	
	Privacy	Planning & Development	
		Property Management	
	Rating		
		Valuation	