



Ladywood Social Club and Institute Limited
Ladywood Middleway
Birmingham
West Midlands B16 8SY

FOR SALE BY INFORMAL TENDER

An opportunity to acquire a Social Club premises situated fronting Ladywood Middleway, Leyburn Road and Ladywood Road with a site area extending to 2008 sq. metres (0.49 acres) or thereabouts.

The Club premises include concert hall, lounge, bar, snooker room, sports bar, first floor function room, meeting room, caretaker's flat, extensive car parking. Suitable for a variety of uses subject to planning permission. Gross Internal Area 1191 sq.m. or thereabouts. All enquiries Scriven and Co. (Ref: MS).

Offers in excess of £500,000

Ref: MSQ9158



ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

RECEPTION AREA:

LADIES AND GENTS TOILET FACILITIES:

CONCERT HALL: 18.62m x 12.03m (28' 3" x 39' 5") plus stage, dressing rooms and offices.

LOUNGE BAR (H. GROCOTT LOUNGE): 9.11m x 6.12m max. (29' 10" x 20' max.)

SPORTS BAR: 9.01m x 11.14m (29' 6" x 36' 6")

SNOOKER ROOM: 12.57m x 14.10m average (41' 2" x 46' 3" average)

EXTENSIVE GROUND FLOOR CELLARAGE/STORE/BOILER HOUSE:

GROSS INTERNAL FLOOR AREA: 807.32 SQ.M. OR THEREABOUTS

FIRST FLOOR

FUNCTION ROOM: 9.25m max. x 8.37m (30' 4" max. x 27' 5") plus 12.4m x 8.95m (40' 8" x 29' 4")

MEETING ROOM: 8.70m x 5.47m max (28' 6" x 17' 11" max)

OFFICE: 3.79m x 4.60m (12' 5" x 15' 1")

LADIES AND GENTS TOILETS (FIRST FLOOR)

GROSS INTERNAL FLOOR AREA: 291.27 SQ.M. OR THEREABOUTS

CARETAKER'S FLAT

The accommodation at first floor is approached internally and externally.

CENTRAL LANDING, STORE, KITCHEN, UTILITY, LOUNGE, THREE BEDROOMS, BATHROOM.

GROSS INTERNAL FLOOR AREA: 92.9 SQ.M. OR THEREABOUTS

OUTSIDE

EXTENSIVE CAR PARK

GARAGE: 4.87m x 2.46m (16' x 8') (not included in gross internal floor area).

TENURE

The Agents are advised the property is freehold and is subject to certain restrictive covenants. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantee. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES

Mains gas, water and electricity are available. Gas boilers are installed to heat the premises at ground and first floor. Additional separate heating is provided at first floor level. An additional boiler heats the caretaker's flat. 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 buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS

All carpets, curtains, light fittings and snooker tables will be included in the sale. Stock is to be taken at valuation to be agreed. Certain other items may be taken at valuation to be agreed.

RATING ASSESSMENT

Rateable Value (2017 List): £26,750 (Club and Premises)

Where provided the Agent has made an online enquiry with the Valuation Office website and this information should be verified by interested parties making their own enquires.

COUNCIL TAX BAND

Caretaker's Flat: Band "A".

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VAT

All figures quoted are exclusive of VAT if applicable.

VIEWING

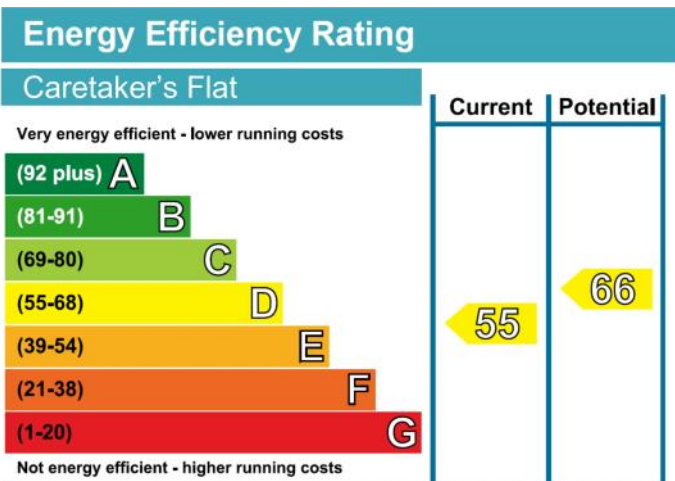
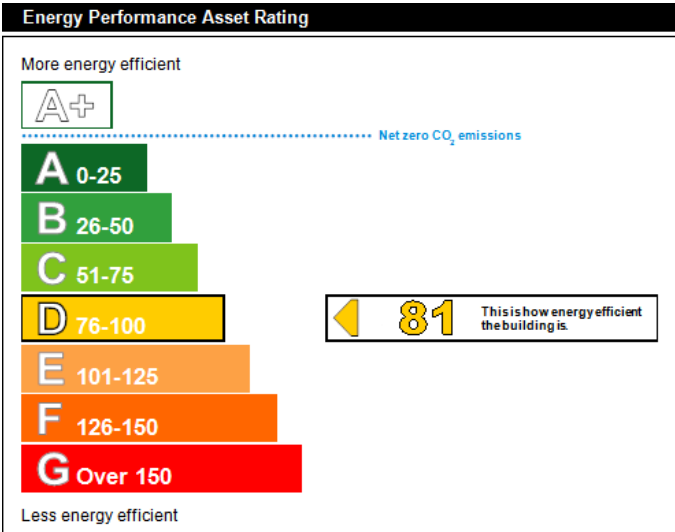
Strictly by prior telephone appointment through Agents who will accompany prospective purchasers around the property.

INFORMAL TENDER

Offers must be made in sealed envelopes marked "Offer in respect of Ladywood Social Club". Offers are to be received by Friday 29th June 2018 at 12 noon at Agent's offices, Estate House, 821 Hagley Road West, Quinton, Birmingham B32 1AD. Offers will be opened by Club Officials.

NOTE: The vendor reserves the right to accept or reject any offer and may choose not necessarily to sell to the party that makes the highest offer. The vendor may also choose not to sell and retain the property. The proposed use of the building is to be confirmed, together with whether the offer is conditional on planning permission or not. The offer made is to assume that there are no restrictive covenant preventing the proposed use required.

SITUATION: From Five Ways traffic island take Ladywood Middleway (A4540). After passing the Cinema complex the property is found a short distance along on the left hand side.





Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : 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.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



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