



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET
PREMISES FORMALLY USED AS A COMMUNITY CENTRE

**350 WHEELER STREET
LOZELLS
BIRMINGHAM
B19 2EX**

- Former community centre
- May suit other uses subject to any necessary planning consent
- Attractive accommodation



For more information, contact: charles.warrack@johnsonfellows.co.uk Tel: 0121 234 0457 / 07977 512 965

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com



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LOCATION

The premises are located on Wheeler Street close to the junction with Lozells Road.

DESCRIPTION

The property comprises a modern two storey building with brick elevations under a pitched roof.

Internally, the ground floor comprises a main function room with a commercial standard kitchen facility. This area has suspended ceilings with recessed lighting and tiled floor. Central heating is provided via wall mounted radiators. There is a small basement area providing useful storage space.

The first floor comprises a large function room with a similar specification to the ground floor, again with suspended ceilings, recessed lighting and central heating via wall mounted radiators, although the floor area is carpeted.

The accommodation is served by WC facilities and there is a small basement area.

ACCOMMODATION

The accommodation has been measured on a Net Internal Basis and comprises the following:

Basement	369 sq ft
Ground Floor	1,486 sq ft
First Floor	1,610 sq ft
Total NIA	3,465 sq ft

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

LEASE TERMS

The property is available to let on an effective full repairing and insuring lease, for a term of years to be agreed. The quoting rent is on application to the agent.

BUSINESS RATES

Interested parties should verify the Rateable Value and likely rates payable directly with the local authority, Birmingham City Council or the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE

C 56.



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LEGAL COSTS

Each party will be responsible for its own legal costs.

VALUE ADDED TAX

VAT will be payable, where applicable.

VIEWING

All viewings by prior appointment with this office:

CONTACT

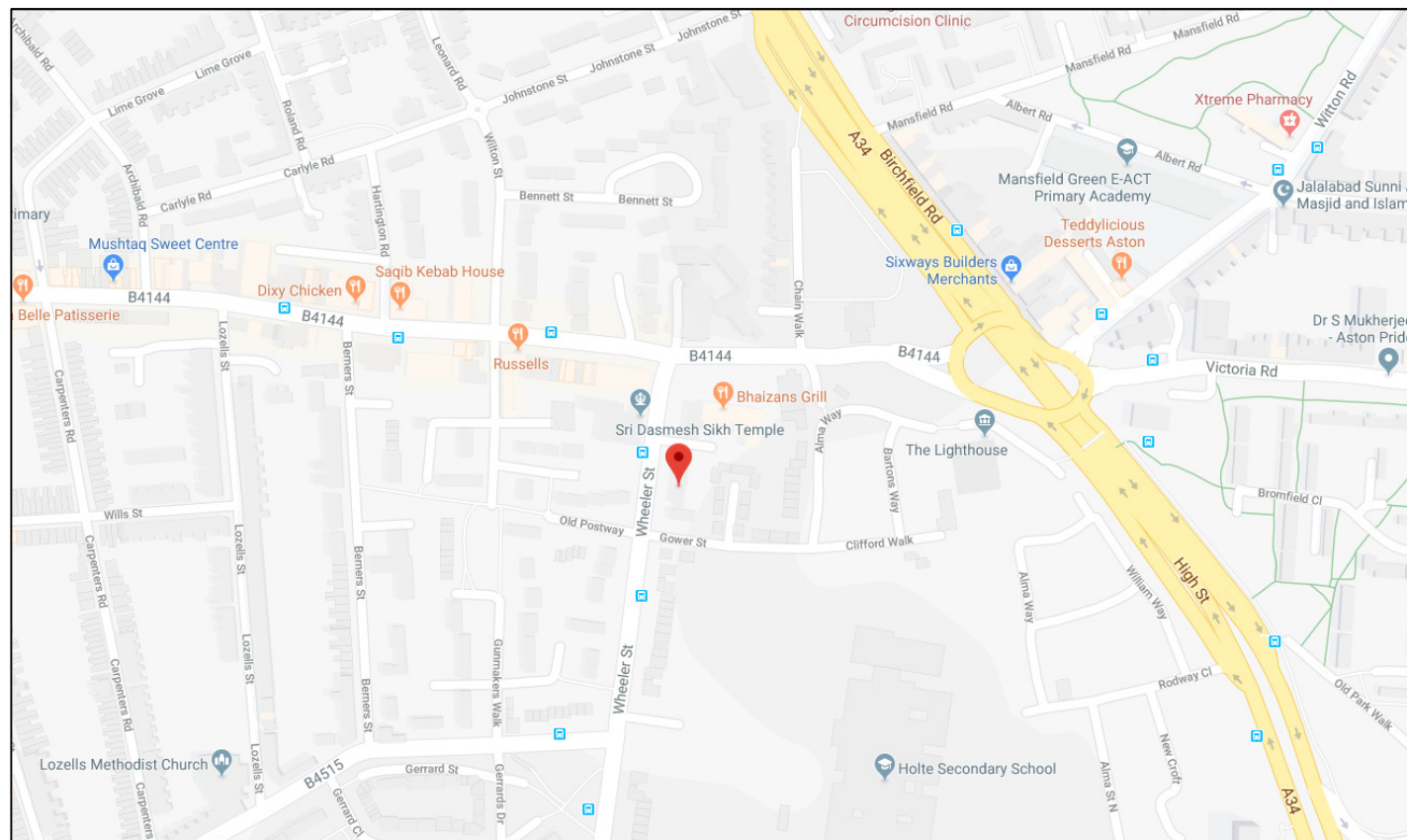
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SUBJECT TO CONTRACT



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More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

56

This is how energy efficient the building is.

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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