



JOHNSON FELLOWS
CHARTERED SURVEYORS

LEASE FOR SALE / LEASE OPPORTUNITY

Former Royal British Legion Club Premises

The Former Royal British Legion Club Bells Lane Druids Heath Birmingham B14 5QA

- Lease available (assignment or sub-letting)
- Might suit a variety of uses subject to planning consent & landlord's consent
- Circa 40 onsite car parking spaces
- Fitted out premises





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LOCATION

The property lies approximately 6.8 miles to the south of Birmingham city centre.

The property is situated on the northern side of Bells Lane in Druids Heath.

Kings Norton centre lies approximately 1.3 miles to the west. To the east lies the Maypole roundabout, approximately 1 mile away, and this gives direct access to the A345 Hollywood Bypass which in turns quickly leads (approximate 10 minute drive / 5 miles) to the M42 motorway.

DESCRIPTION

Externally, the property comprises a single storey building of brick elevations and a flat roof built circa 1968/1969. There are approximately 40 onsite car parking spaces serving the premises.

The building sits on a site of circa 0.67 of an acre.

Internally, the property comprises a typical Royal British Legion Social Club and this includes a central bar area which serves a lounge bar, a main bar and a concert/ dance room which has a stage and changing areas. There is also a games room currently with snooker tables in situ. There is a cellar / bottle store serving the bar, and kitchen / food preparation area. There are two sets of male and female toilet accommodation serving the premises.

There is central heating via wall mounted radiators, fed via a wet system from a gas central heating boiler. There are some cassette units in the ceiling and providing cooling. The working condition of the services is not known.

ACCOMMODATION

The premises have been measured on a net internal area basis and comprise approximately 700.90 sq m (7,544 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.

TENURE

The premises are held on two leases.

The main building is held on a lease for 75 years from 14th October 1968 therefore expiring 13th October 2043. It is understood that the current ground rent for this lease is £5,250 per annum and VAT is not subject to payment on this particular rent.

Lease Opportunity

Tel: 0121 643 9337 Fax: 0121 643 6407

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There is a separate lease for a section of the car park (western side of the property) and this lease is co-terminus with the main lease and the ground rent is £4,500 per annum plus VAT.

BUSINESS RATES

According to the Valuation Office website www.voa.gov.uk, the premises currently have a rateable value of £19,250 per annum. Therefore, based on a present uniform business rate for 2017 / 2018, which does change annually, the current rates payable will be in the region of £9,250 per annum.

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

LEASE TERMS

On application to the agent, Johnson Fellows. It is anticipated that an assignment of the two existing leases could be possible and subject to terms and contract. Alternatively, consideration to a sub-letting can be given, subject to terms and contract.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being produced.

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

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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