



Yates Sports & Social Club, Lime Lane, Pelsall, Walsall, WS3 5AP

- Two Storey Club Premises on 0.5 Acre Site
- Suitable for a Variety of Alternative Uses STP
- Total 4,790 sq ft (445 sq m)
- Car Parking for 45 Vehicles
- EPC Rating C-51



Printcode: 2021210

Yates Sports & Social Club

Lime Lane, Pelsall

PROPERTY REFERENCE

CA/BP/2008/KMC

LOCAL AUTHORITY

Cannock Chase Council Tel: 01543 462621.

RATEABLE VALUE

£17,250 to include the football pitch. This will need to be reassessed when the club is sold.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate C-51.

LEGAL COSTS

Each party to bear their own legal costs .

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

LOCATION

The property is situated just off Lime Lane close to its junction with the A5 at The Turf island and adjacent to the Gulf petrol filling station. It has excellent road links to the surrounding villages of Pelsall, Great Wyrley and Norton Canes and access to T7 of the M6 Toll Road is a 5 minute drive away.

DESCRIPTION

The property comprises a detached two storey former Sports and Social Club occupying a total site of approximately 0.5 of an acres (0.2 ha). The property and site are suitable for a number of alternative uses subject to planning permission.

ACCOMMODATION

All measurements are approximate:

Entrance Lobby

Current football changing room facilities.

Changing room 1 with showers, toilet facilities. Changing room 2 with showers, ladies toilet with wc. Referees room with sink and shower. 2 Stores

Net Internal Area 653 sq ft (60.7 sq m)

First Floor

Main Bar with access to ladies toilets, gents toilets, part covered balcony/smoking area, outdoor balcony, kitchen

Net Internal Area 1,229 sq ft (114.2 sq m)

First Floor Function Room with bar and access to ladies & gents toilets, office

Net Internal Area 1,320 sq ft (122.6 sq m)

Ground Floor Function Room with bar and kitchen, ladies & gents toilets

- Net Internal Area 1,588 sq ft (147.5 sq m)

Cellar

Outside

Tarmacadam car park for approximately 45 vehicles

ASKING PRICE

Offers around £375,000 - Freehold

VAT

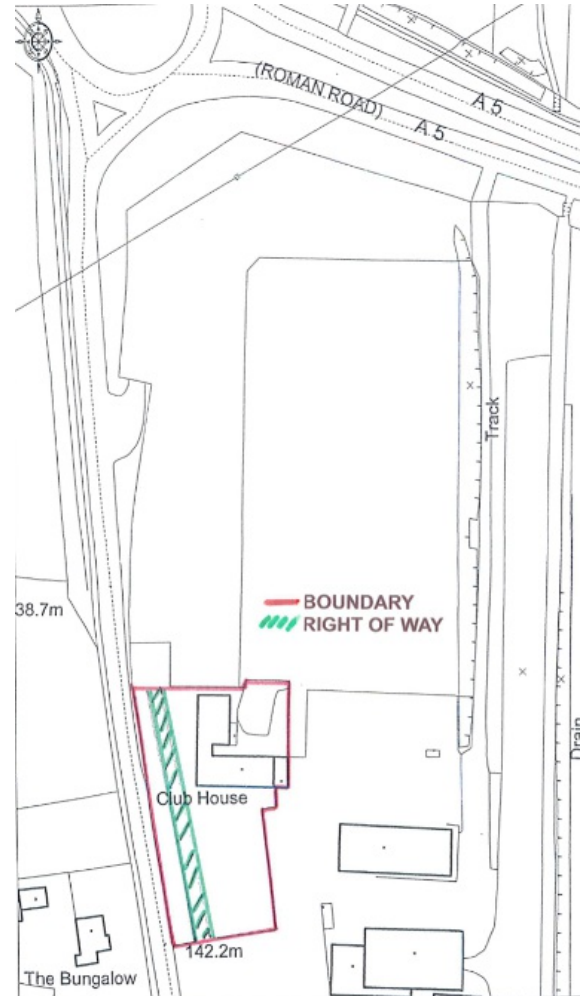
VAT may be applicable to the purchase price.

TENURE

Freehold.

TERMS

Full repairing and insuring basis.



FURTHER INFORMATION

The current owners will maintain a right of way from the entrance across the car park to the football pitch and caravan storage area.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

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