

139 Londonderry Lane, Smethwick, West Midlands, B67 7EL



**TO LET**

Former Working Men's Club, Suitable for a Variety of Uses - STP

**Net Internal Area: 4,768 ft<sup>2</sup> (455.6 m<sup>2</sup>)**

### Location

The property is located occupying a prominent position on Londonderry Lane within a predominantly residential locality in the Smethwick area of the West Midlands.

Smethwick is a suburb of Birmingham lying approximately 4 miles west of the City Centre and within easy reach of most midlands town and cities.

### Description

This former British Legion Working Men's Club comprises a large open plan bar and lounge area to the front with smaller rooms off.

The rear area comprises a large open plan former dance hall with ancillary accommodation, commercial kitchen, stores and welfare facilities.

The landlord has recently installed a new suspended ceiling with inset LED lighting throughout, gas fired central heating system, double glazing and newly refurbished toilets.

Externally the property benefits from forecourt car parking to the front and a large tarmac car park to the rear.

### Accommodation

**Total (GIA) 4,768 ft<sup>2</sup> (455.6 m<sup>2</sup>) approximately**

**On 0.59 Acres approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £29,000 per annum exclusive.

### VAT

We understand that VAT is not payable on the rental.

### Rateable Value

RV - £14,250

Rates Payable - £6,825 per annum approximately before any Small Business Rates Relief.

### Energy Performance Certificate

Available upon request from the agent.

### Planning

We have been verbally advised that the property has planning consent under use class A4 would advise all interested parties to make their own enquiries.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

### Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

### Availability

The property is immediately available following completion of legal formalities.

### Viewings

Strictly via appointment from the sole agent Siddall Jones on **0121 638 0500**

