

FOR SALE FREEHOLD

- Former church premises.
- May be suitable for redevelopment or a variety of alternative uses, subject to planning permission.
- Rectangular site of approximately 0.3 acres.
- Gross internal area: 3,721 sq ft (345.68 sq m).

The Tom Gough Centre
410 Birchfield Lane
Oldbury
West Midlands
B69 1AD



Description

Set on a site of approximately 0.3 acres (1,207 sq m) the property comprises a community use building with hall and an ancillary garage/store with predominantly tarmacadamed grounds. Site coverage is approximately 28%.

The substantial main building is of brick construction, under part pitched and partly flat roofs. Internally, the accommodation is arranged to provide a main hall, a meeting room, ancillary offices, stores, plant room, kitchen and a number of WCs.

There is also a storage building, which is of portal frame construction with concrete and profile sheet cladding and accessed via a roller shutter or a pedestrian door.

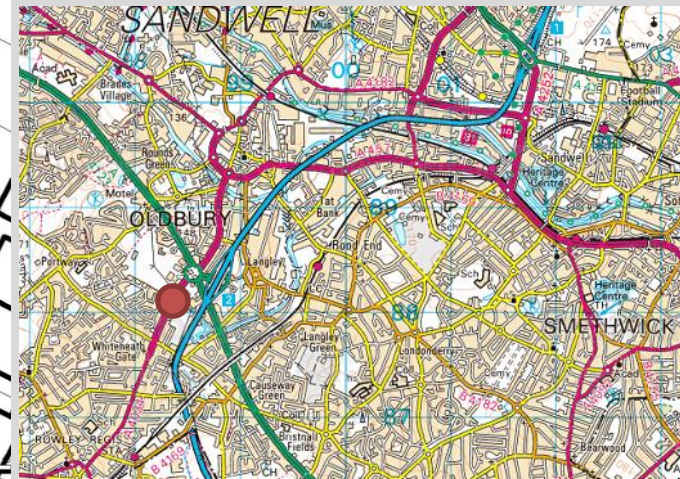


Location

The property is prominently located on the eastern side of Birchfield Lane (A4034 dual carriageway), within the West Midlands conurbation, lying approximately seven miles north west of Birmingham city centre, and one mile south of Oldbury town centre.

The location benefits from good communication network access with Junction 2 of the M5 motorway, within one mile.

Langley Green and Oldbury railway stations are equidistant at approximately 1.5 miles from the property.



Accommodation

The main building has a gross internal area of approximately **3,309 sq ft (307.37 sq m)**, including a main hall of circa 1,581 sq ft (146.85 sq m).

The garage structure extends to approximately 412 sq ft (38.27 sq m), gross internal area.

The site area is approximately 0.3 acres (1,207 sq m).

Tenure

The property is for sale freehold, with vacant possession provided upon completion.



Planning

We are advised that the property has permission for use under class D1 of the Town and Country Planning (Use Classes) Order 1987.

The property may be suitable for redevelopment or alternative uses, subject to planning permission.

Prospective purchasers are advised to discuss their proposed use with the planning department at Sandwell Metropolitan Borough Council.

Proposals for religious uses will require the permission of the 'Property division of the Methodist Church'.

Price

Preferably unconditional offers are invited in excess of **£225,000**, subject to contract.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Rateable Value

We understand that in its current use the property has a 2017 assessment of £5,000 RV.

Energy Performance

EPC rating of band E, with a score of 125 points.

Viewing and Further Information

Strictly by appointment only with the sole agents:

Sanderson Weatherall LLP

122 Colmore Row, Birmingham, B3 3BD

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Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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