

FOR SALE



FORMER KINGDOM HALL OF JEHOVAH'S WITNESSES Sandbank, Walsall, WS3 2HL

- 2,737 SQ FT (254.25 M²) (Gross Internal)
- Single Storey Detached Building
- Suitable For A Variety Of Alternative Uses, Subject To Planning
- Established D1 Consent, Permitted Uses Include Clinics, Day Nurseries, Schools
- Approximately 10 On Site Car Parking Spaces
- Close To Bloxwich High Street
- M6 Junction 10 Approximately 3 Miles

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- Single storey detached building in good condition and well maintained.
- On site parking at the side and rear of the property.
- Bloxwich train station approximately 0.2 miles.
- Walsall town centre approximately 3 miles.
- Close to All Saints National Academy Primary School, Bloxwich Library, Lloyds Bank and Portlands Court Nursing Home.



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Location

The property is located on Sand Banks Road and is situated on the fringe of Bloxwich town centre, which is within the Metropolitan Borough of Walsall. Junction 10 of the M6 Motorway is approximately 3 miles away.

The A34 is approximately 0.3 miles from the property and is one of the arterial roads into Birmingham city centre.

The buildings location is to the north of Birmingham city centre and access is reasonable from the M5, M6 and M54 motorways.

Description

The property comprises a single storey, brick constructed religious hall, with approximately 10 parking spaces available to the side and rear.

The property benefits from an entrance area, open plan hall, separate office, kitchenette, plant room and a store room. The property also provides male, female and disabled toilets, all fitted to a good standard.

A suspended ceiling, recessed fluorescent lighting, carpet and gas hot air heating (air handling) are provided throughout.

Accommodation

The property provides the following approximate floor areas:-

	Sq Ft	M²
Gross Internal	2,737	254.25

Purchase Price

Offers are invited in the region of £250,000 exclusive of VAT.

Tenure

We understand that the property is freehold and will be offered with full vacant possession.

Business Rates

The property is currently exempt from business rates because the building is registered for public religious worship.

Potential purchasers are advised to check their use with the local authority.

Energy Performance Rating

In their current use as places of worship, the property is exempt from needing an EPC.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

The successful purchaser will be required to submit two forms of identity, in accordance with Anti Money Laundering regulations.

Services

We understand that mains services are available to the property, namely mains water, electricity and gas.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the sale.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.

0121 561 7888

Duncan Bedhall

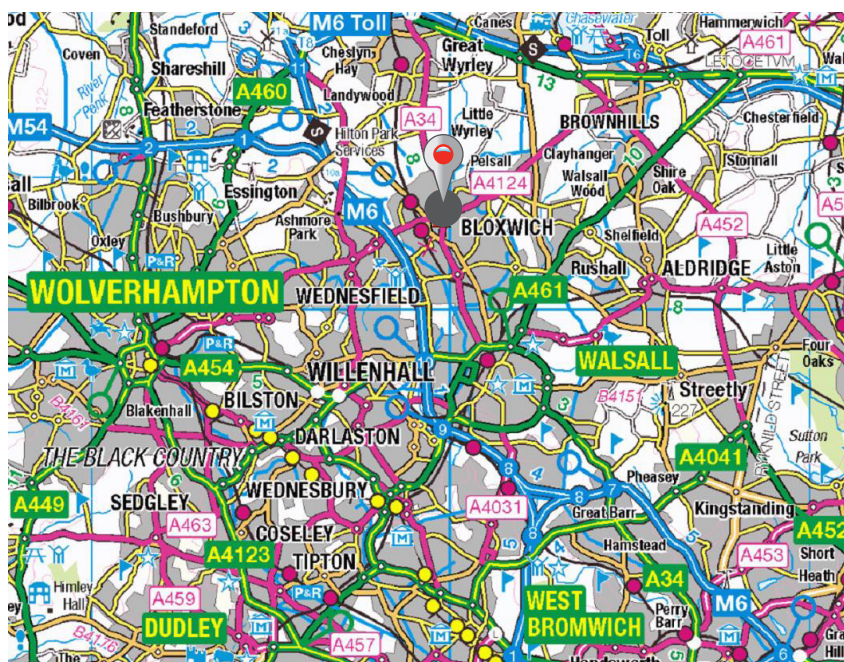
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