

Substantial Period Building

The Victoria Suite

Windmill Lane, Cape Hill, Smethwick B66 3EN

Total GIA: 19,030 Sq Ft

For Sale / To Let



KEY FEATURES



Attractive Period building



Popular inner city location



Adjacent to Windmill Shopping Centre



Use Class E



Suitable for alternative of uses (STP)



For Sale / To Let

LOCATION :

The property is located on the north west side of Windmill Lane in Cape Hill in the area of Smethwick in Birmingham, approximately 4 miles in distance to the east of the city centre and within a mile south east of Smethwick town centre. Windmill Lane lies close to the main A457, a major arterial route connecting to the ring road system which provides excellent access into the city centre and further connects to J1 of the M5.

DESCRIPTION :

An attractive Grade II Listed building, single storey in design, built circa 1930's in traditional brick construction beneath a part pitched and part flat roof. The front elevation incorporates Art Deco features and comprises three double access entrance doors together with decorative stone single glazed windows. Internally, the property has been laid out to provide a former banquet hall and comprises a bar, café, commercial kitchen and welfare facilities. There is also a mezzanine floor which was previously utilised for seating. Externally, the property has the benefit of two driveways on either flank of the building to provide on-site car parking and loading facilities.

ACCOMMODATION:

	AREA SQFT	AREA SQM
	19,030	1,767.95
TOTAL	19,030	1,767.95

CONTACT:



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VIEWINGS:

Viewings are by appointment with Phillips Sutton or our joint agent: Siddall Jones 0121 638 0500.

PRICE / TENURE:

The freehold interest is available to purchase.

The premises are also available by way of a new fully repairing and insuring lease for a term of years to be agreed.

VAT:

All figures are exclusive of VAT. We understand that VAT will not be payable.

EPC:

EPC will be made available on request.

SERVICES:

We understand all mains services are connected to the premises.

RATES:

The property is currently listed as Function Suite & Premises and has a Rateable Value of £41,000.

PLANNING:

We understand the premises has the benefit of authorised use from the local planning authority under Use Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

ANTI-MONEY LAUNDERING:

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

LEGAL COSTS:

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

