

ALL ENQUIRIES

NETHERTON Former Netherton Arts Centre Northfield Road Netherton DY2 9ER

**Gross Internal Floor Area
10,497 sq ft
(975.17 sq m)**

- Former Arts Centre and Theatre.
- Prominent position.
- Leasehold and Freehold proposals considered.

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LOCATION

The property is situated in a prominent position fronting Northfield Road, close to the busy junction with Halesowen Road in Netherton. Dudley Town Centre is approximately 2 miles to the north and Halesowen Town Centre is approximately 4 miles to the south-east. The immediate area is of a mixed commercial and residential nature.

DESCRIPTION

The property comprises an Arts Centre with main theatre and various other smaller rooms previously utilised for public congregation. The property has a long history providing community space for local residents. Originally named the Netherton Institute the property became known as the Netherton Arts Centre after the second world war. Accommodation includes a main theatre with associated facilities, ticket office, etc. In addition, several smaller rooms for smaller events or meetings. Externally is a compound to the rear.

ACCOMMODATION

The approximate total gross internal floor area is: -

GIA	975.17 sq m	10,497 sq ft
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TENURE

We are advised the property is freehold. Consideration will be given to both Leasehold and Freehold proposals.

RENT / PRICE

Leasehold – Guide Rent £38,000 per annum.

Freehold – Guide Price £500,000.

VAT

VAT is **NOT** payable on the rent or sale price.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

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RATEABLE VALUE

Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party are responsible for their own legal costs.

TIMING

Possession is available upon completion of legal formalities.

VIEWING

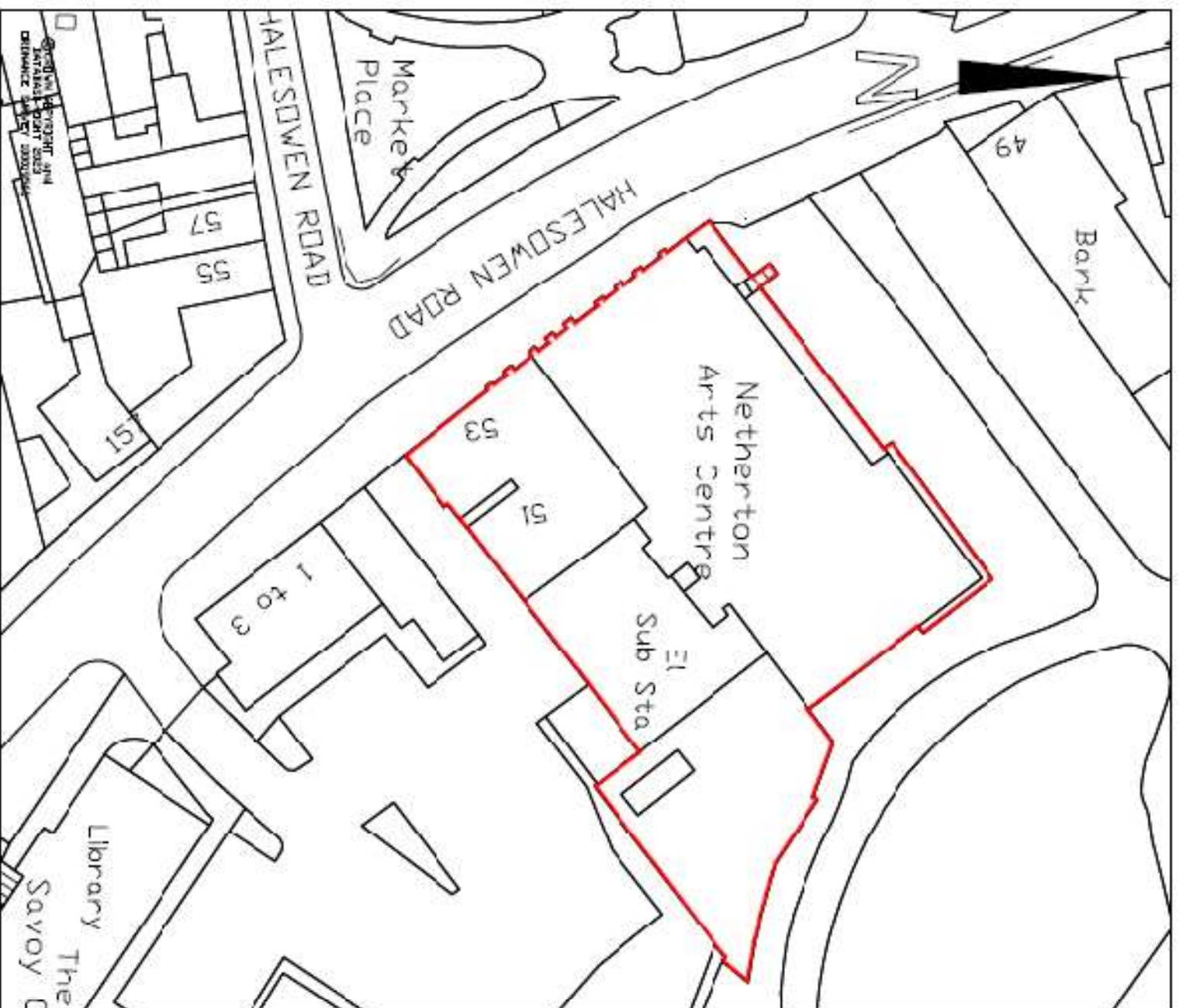
All viewings by prior appointment through this office. For viewings contact Caren Ryan on 0121 643 9337

CONTACT

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AREA EDGED RED 1540 SQ.M. APPROX

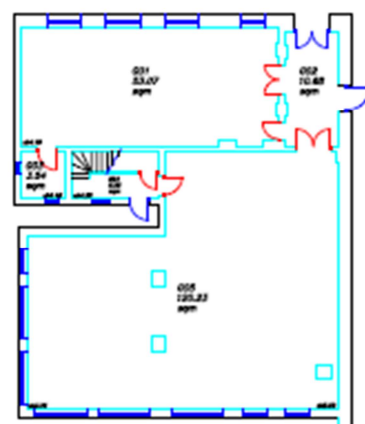
Transport & Highway Services - Highway Engineering
 Usher Road Dudley
 DY2 8JY



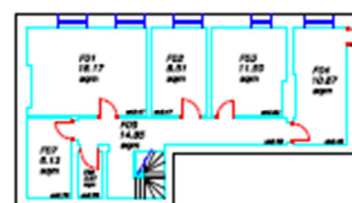
ENVIRONMENT DIRECTORATE

Project	NETHERTON ARTS CENTRE,			Drawing No.
Title	HALESOWEN ROAD, BIRMINGHAM			XV/DD10885
Drawn By	SF	Checked By	DJ3	Date
				8/12/2023
		Revision No.		Scale
				1:500@A4

NOTES



GROUND FLOOR PLAN



FIRST FLOOR PLAN