



JOHNSON FELLOWS

CHARTERED SURVEYORS

Balsall Common, 316 Station Road, CV7 7EF

Ex-Royal British Legion Club House Premises and Flat.

Development Opportunity for sale

Best Bids Sought 12:30pm on 31st January



DESCRIPTION

Based on our understanding of the site boundaries are 0.23 hectares (0.58 acres). The site consists of 1960's-built Club buildings with a steward's flat on a large site on the outskirts of the Balsall Common, close to Berkswell Railway Station.

The buildings comprise a central club/hall/function room building of brick construction beneath a pitched man-made slate covered roof, with a series of single storey extensions to its southern and eastern sides of brick construction beneath flat roofs, these provide further bars, cellarage, kitchen, offices, WC's, stores, etc.

The buildings are single storey except for the front part which includes the steward's flat.

Towards the front of the site is a 2-storey building of brick construction beneath a flat roof. At ground level this provides stores, disabled lavatory, entrance lobby and access to the first-floor steward's flat.

The flat is accessed via a staircase leading on to a small landing off which are a kitchen, 2 bedrooms, living room and bathroom. The flat is fitted to a reasonable standard and has a gas fired central heating boiler and double-glazed windows. Windows throughout are boarded up for security reasons although appear to all be replacement doubled glazed uPVC glazed units.

ACCOMMODATION

The premises comprise the following approximate floor areas:

The areas stated are on a NIA basis excluding w/c facilities.



Ground Floor

Side Entrance, Lobby, Office & WC's	31.67 sq m	341 sq ft
Rear Bar/Games Room	75.96 sq m	818 sq ft
Beer Cellar Store/Kitchen/Ancillaries	21.83 sq m	235 sq ft
Side Lounge	53.12 sq m	572 sq ft
Main Hall/Bar/Function Room	190.50 sq m	2,051 sq ft
Front Entrance, Store, Disabled, WC, Stairs	57.34 sq m	617 sq ft
Sub Total Ground	430.42 sq m	4,634 sq ft

First Floor

2 Bed Stewards Flat	53.61 sq m	577 sq ft
Total GIA	485.61 sq m	5,211 sq ft

PRICE

On application.

BID PROCESS

Best and final offers are sought by the vendors, all bids should be in writing to be received by the agent by 12:30pm on Friday 31st January 2025.

The vendors reserve the right to not accept any offers received by this date.

As well as the level of offer any prospective purchaser should provide all details of how the purchase would be funded.

RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value	£13,500
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Interested parties should verify this information with the local rating authority.

EPC

C52 valid until 29th August 2029.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

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

CONTACT

Mark Fitzpatrick

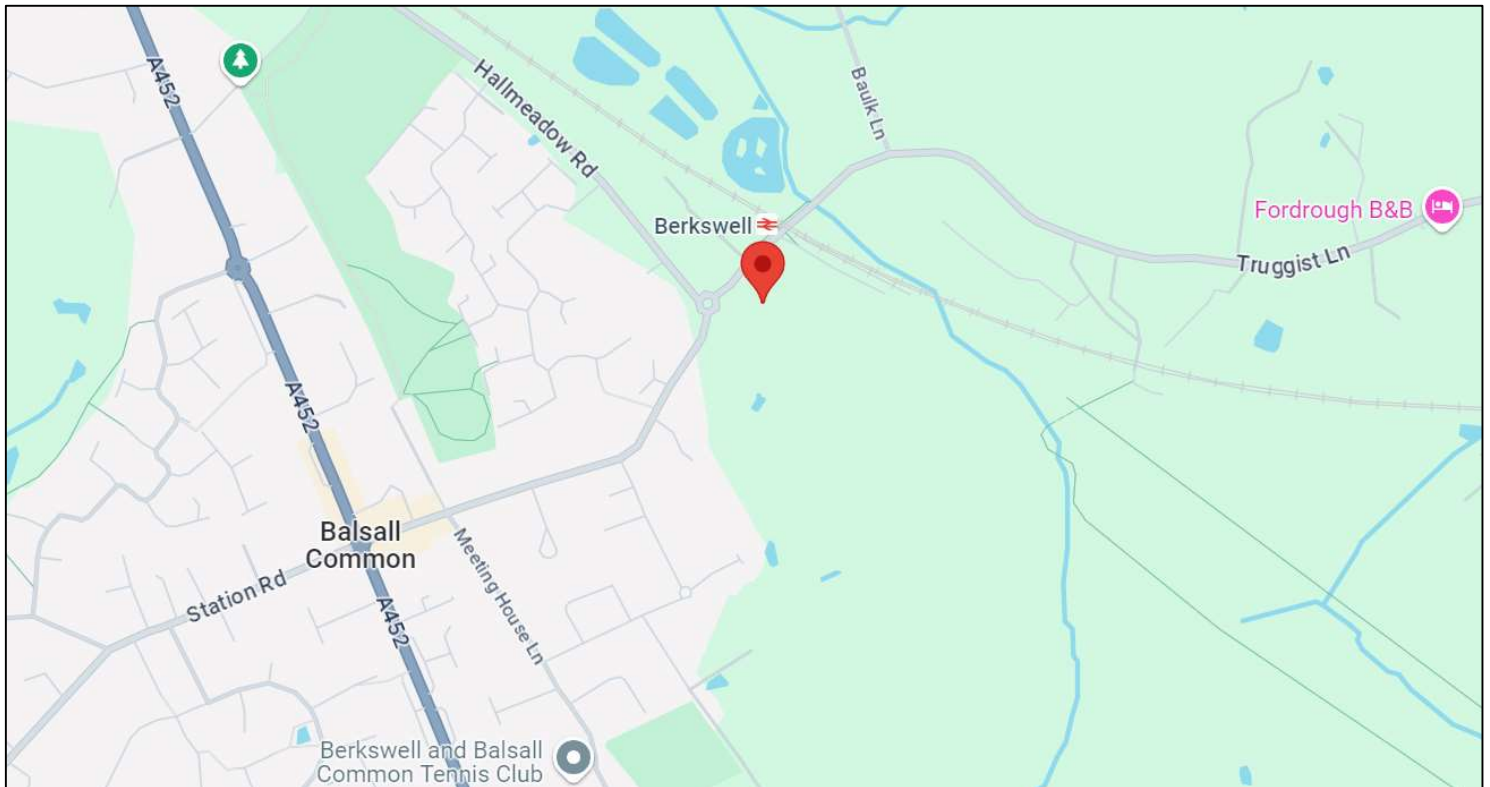
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