

Victoria Suite, Windmill Lane, Smethwick, B66 3EN



**TO LET/FOR SALE**

Substantial E Class Premises

**Gross Internal Area: 19,030 ft<sup>2</sup> (1,767.95 m<sup>2</sup>) approx.**

#### Location

The premises are located on Windmill Lane, close to its junction with Cape Hill (A4092) in the Smethwick area.

The property is located adjacent to the popular Windmill shopping centre and Cape Hill which provides a busy high street location providing retail and food offerings as well as public transport links.

Cape Hill Links to the A457 which in turn provides arterial access to Birmingham's middle ring road and the national motorway network, which is accessed at J1 of the M5 motorway, located some 2.5 miles north.

Birmingham city centre is located 3.5 miles east of the location.

#### Description

The property comprises of an imposing Grade II listed former banqueting premises of traditional masonry construction and retains many of its Art Deco features.

The accommodation is centred around a large auditorium with a mixture of ground floor and inclined seating, bar areas, reception and ancillary space.

#### Accommodation

**Total (GIA) - 19,030 ft<sup>2</sup> (1,767.95 M<sup>2</sup>) approximately.**

#### Price / Tenure

The freehold interest of the property is available to purchase with vacant possession.

The premises are also available on a leasehold basis for a term of years to be agreed.

#### Title Number

WR20427 (Freehold)

#### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

#### Rateable Value

RV £41,000

Rates Payable: £20,500 pa approx.

#### Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

#### Energy Performance Certificate (EPC)

Available upon request from the agent.

#### Services

The property benefits from all mains services which are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

#### Planning Permission

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

The property may be suitable for alternative uses subject to the correct permissions being obtained.

#### Money Laundering

We require proof of funding and two forms of ID to comply with anti-money laundering protocols.

#### Viewing

Strictly via the joint appointed agents:

Siddall Jones on 0121 638 0500

Phillips Sutton on 0116 216 5144

