



## **Victoria Suite, Windmill Lane**

Smethwick, B66 3EN

**Substantial E Class  
Premises Comprising of an  
Imposing Grade II Listed  
Former Banqueting  
Premises and Retains Many  
of its Art Deco Features**

**19,030 sq ft  
(1,767.94 sq m)**

# Victoria Suite, Windmill Lane, Smethwick, B66 3EN

## 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 centered around a large auditorium with a mixture of ground floor and inclined seating, bar areas, reception, and ancillary space.

## 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.

## 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

Title Number - WR20427 (Freehold).

## VAT

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

## Rateable Value

Rateable Value: £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)

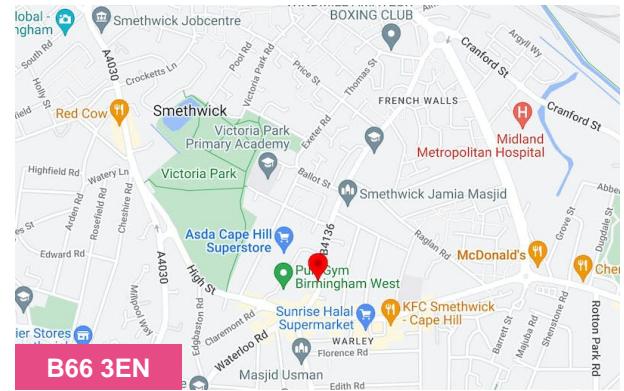
Energy Performance Certificate (EPC) Available upon request from the agent.

## 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



## Summary

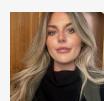
Available Size	19,030 sq ft
Rent	£45,000 per annum
Price	Offers in excess of £600,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Viewing & Further Information



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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.

#### **Viewings**

Viewings are Strictly via the joint appointed agents:

Siddall Jones

Phillips Sutton