



139 LONDONDERRY LANE, SMETHWICK, B67 7EL

LEISURE, MIXED USE TO LET | 4,768 SQ FT



Former leisure premises providing a large open plan ground floor layout with car parking

- Ground Floor Premises
- Recently Refurbished
- Two Large Rooms with Bars
- Kitchen/Catering Facilities with Extraction
- Extensive Car Parking
- Former Pub / Bar





## DESCRIPTION

This former British Legion Working Men's Club comprises a large open plan bar and lounge area to the front with smaller rooms off.

The rear area comprises a large open plan former dance hall with ancillary accommodation, commercial kitchen, stores and welfare facilities.

The landlord has recently installed a new suspended ceiling with inset LED lighting throughout, gas fired central heating system, double glazing and newly refurbished toilets.

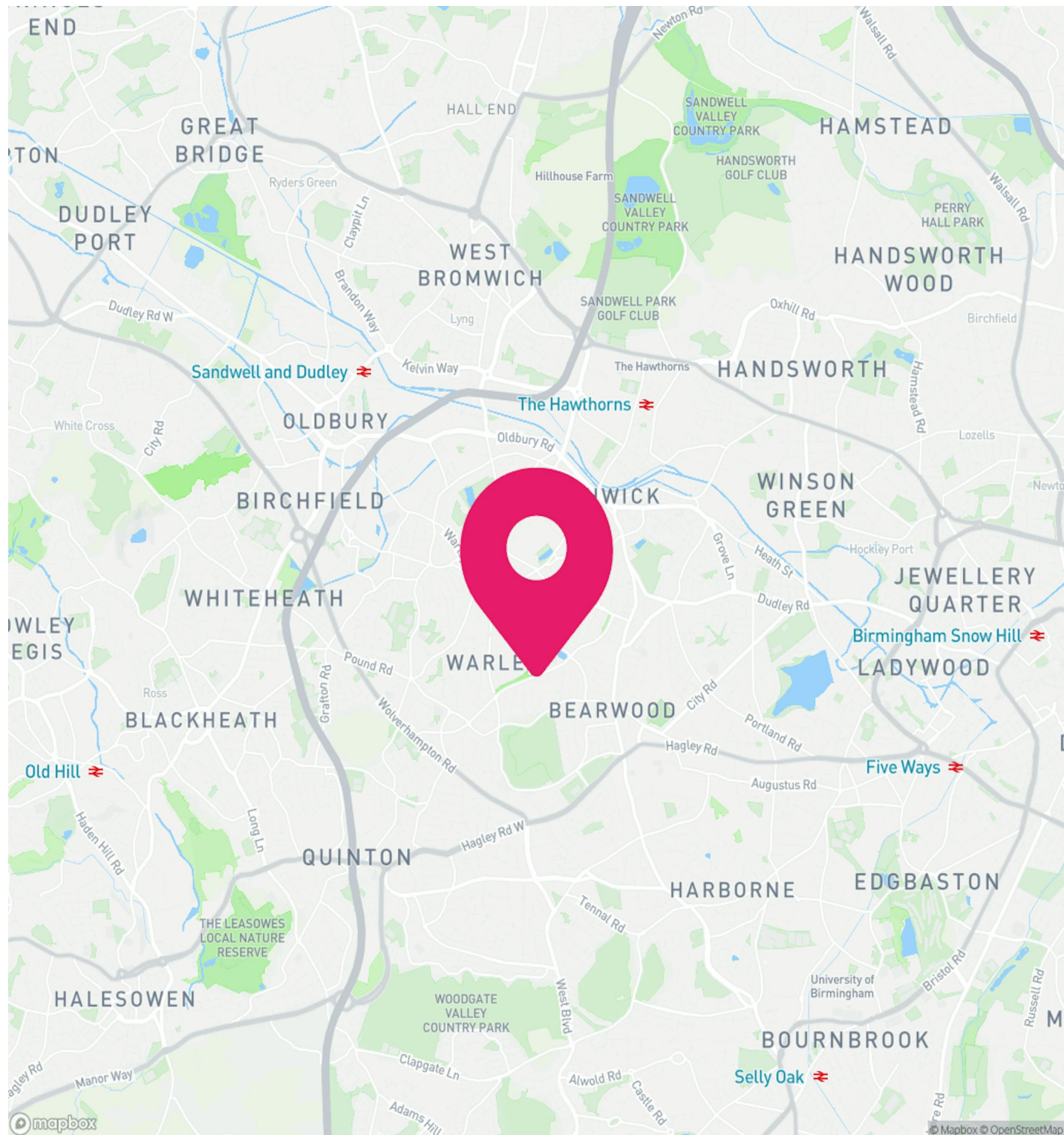
Externally the property benefits from forecourt car parking to the front and a large tarmacadam car park to the rear.



## LOCATION

The property is located occupying a prominent position on Londonderry Lane within a predominantly residential locality in the Smethwick area of the West Midlands.

Smethwick is a suburb of Birmingham lying approximately 4 miles west of the City Centre and within easy reach of most midlands town and cities.









## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Total	4,768	442.96	Available
<b>Total</b>	<b>4,768</b>	<b>442.96</b>	

## SERVICES

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

## SERVICE CHARGE

n/a

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£38,000 per annum The rental is to be paid monthly or quarterly in advance by standing order.

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**  
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