

FOR SALE - SOCIAL CLUB

BRANDHALL CONSERVATIVE CLUB

122 Ashes Road, Oldbury, B69 4RB



Key Highlights

- Detached Social Club
- Ground Floor Trading Accommodation
- Central Bar Servery
- Residential Locality
- Site extends to 0.63 acres
- Offers Invited

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LOCATION

The Property is located set back from Ashes Road in the town of Oldbury in the West Midlands. Oldbury is a market town in the Metropolitan Borough of Sandwell, one mile south of West Bromwich and six miles west of Birmingham.

The immediate locality is residential in nature, 1.5 miles south of Oldbury town centre, close to junction 2 of the M5 motorway.

DESCRIPTION

The Property comprises a detached single storey purpose built social club which was constructed in the 1970's. The elevations are of brick construction set beneath a series of flat roofs.

Externally to the side there is a beer garden with a small patio to the front. To the rear is an enclosed service yard with single storey garage. To the front there is car parking for approximately 20 vehicles.

The Property is accessed via a gated driveway leading up to the club, which is on an elevated position overlooking the rear of the houses fronting Ashes Road.

Overall the site extends to approximately 0.63 acres.



ACCOMMODATION

The accommodation is arranged over a single storey and is laid out as follows:

Ground Floor

Entrance foyer with central corridor providing access to all three trading rooms. Off the foyer are customer toilets. Members lounge to the centre, furnished with fixed and freestanding furniture for 30 covers. Games room equipped with two snooker tables and a small darts room to the rear.

The function room has a capacity of 100 with stage and dancefloor. Office and artiste changing room to either side of the stage. The room is furnished with perimeter bench seating with freestanding tables and chairs.

Central bar servery serving all three rooms. To the rear of the bar there is a pot wash area, domestic style catering kitchen and ground floor beer cellar. Externally, accessed only from the service yard, is a boiler room.

External

Beer garden, patio, car parking and service yard.

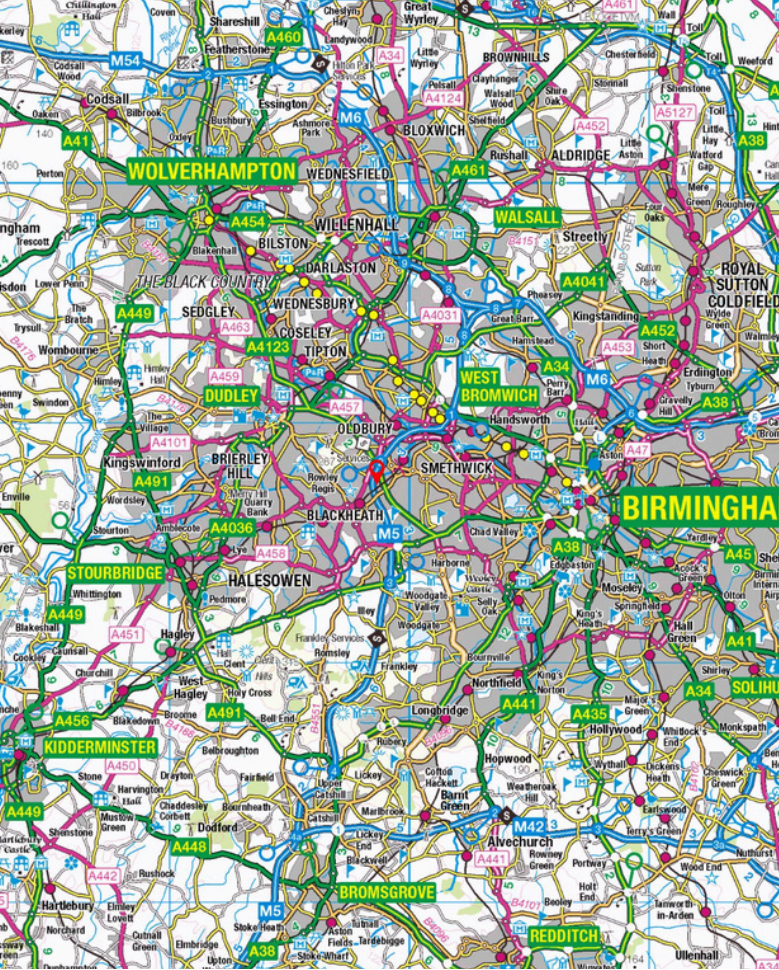


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TENURE

The Property is held freehold on title number MM126596, however presently there is a Caution against the first registration.

ASKING PRICE

Offers are invited on auction terms for the freehold interest in the Property. VAT may be applicable.

PLANNING

The Property is neither listed nor located within a conservation area.

RATING

The subject Property is entered in the 2023 Rating List with a Rateable Value of £10,250.

LICENSING

The Club traded with a Club Premises Certificate.

FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems, etc, will also be excluded.

TERMS

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

EPC

IE-109

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

ANTI-MONEY LAUNDERING

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

CONTACTS

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