

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**FULLY FITTED GYM PREMISES**



**LEGACY GYM, CRAMP HILL,  
WEDNESBURY, WS10 8ES**

**10,912 SQ FT (1,013.8 SQ M)**

- PROMINENT LOCATION
- SELF CONTAINED
- ASSOCIATED CAR PARKING
- VARIETY OF USES (STP)

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property occupies a prominent corner position, fronting Cramp Hill and Bilston Street, in turn providing access to St Lawrence Way (A462). The property is located within a well-established mixed residential and commercial neighbourhood and is considered to occupy a good potential catchment area for future trade for a variety of uses such as leisure, hospitality and meeting rooms, subject to obtaining any necessary planning permission.

## DESCRIPTION

The property comprises a spacious detached purpose-built health and fitness club, originally providing six squash courts with ancillary facilities. In more recent years the club has been adapted to provide a main reception area with former bar, kitchen area and games room and a series of fitness suites for free weights, dance, aerobic and spin classes. There are separate ladies and men's changing and shower facilities and a number of rooms that have been recently used for sauna, steam and tanning. Two of the original squash courts remain and are operational. The property benefits from intruder and fire alarms, CCTV, air conditioning to part of the first floor. Externally there is a communal car park for several vehicles.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	6,783	630.1
First Floor	4,129	383.7
<b>TOTAL</b>	<b>10,912</b>	<b>1,013.8</b>

## PLANNING

Interested parties should contact Walsall Council Planning Department on 01922 652677.

## SERVICES

We are advised all main services are connected

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available at a rent of £35,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2019 rating listing as have a rateable value of £22,000. Rates payable will be in the region of £10,978 per annum

Interested parties are advised to make their own enquiries to Walsall Council on 0300 555 2853.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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