

COMMUNITY HALL WITH ON SITE CAR PARK



**28 QUEEN STREET, HALESOWEN,
WEST MIDLANDS, B63 3TZ**
4,369 SQ FT (450.9 SQ M)

- DEVELOPMENT POTENTIAL (STP)
- CAR PARKING TO SIDE
- MIXED USED BUILDING
- FREEHOLD TITLE

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LOCATION

The property is located on Queen Street, which is situated just off the main A458 Stourbridge Road in Halesowen. The property is located predominantly within a residential area. Halesowen town centre is located approximately 0.5 miles south east from the premises and provides a number of amenities including banks, post office, Asda supermarket and a number of cafes and sandwich bars. Junction 3 of the M5 motorway is located approximately 2.5 miles east from the subject premises. The A458 provides direct access to the A456 Hagley Road West, which leads into Birmingham City Centre. Birmingham City Centre is located approximately 8.5 miles east from the premises.

DESCRIPTION

The property comprises of a two-storey detached building surmounted by a pitched tiled roof, previously used as a community hall. Internally, the property benefits from a solid floor with carpet covering and part tiled flooring, acoustic wood wall panels in part and painted and plastered walls, exposed timber beams, strip fluorescent lighting, ceiling fans, uPVC double glazed windows, kitchen and WC facilities. The property benefits from gas, water and electric supplies. Externally, there is a car park to the side of the building, which provides approximately 12 car parking spaces.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	640	59.5
First Floor	758	70.4
Car Park	2,971	276
TOTAL	4,369	405.9

PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

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/PRICE

The freehold interest is available at a quoting price of £295,000 subject to contract.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £1,850. Rates payable will be in the region of £923.15 per annum respectively. Small business rate relief may apply.

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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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