

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**NEIGHBOURHOOD CENTRE**



**FORMER NETHEREND NEIGHBOURHOOD CENTRE,  
MOGUL LANE, HALESOWEN, B63 2QQ  
2,966 SQ FT (275.3 SQ M)**

- ESTABLISHED LOCATION
- VARIOUS OPEN PLAN HALLS
- SECURE CAR PARK
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated on the corner of Mogul Lane and Netherend Square. Mogul Lane provides direct access onto Park Lane (B4174), which in turn connects onto Park Road (A458). Merry Hill Shopping Centre is located approximately 1½ miles north west from the subject premises. The property is located approximately 3 ½ miles south west of Stourbridge town centre.

## DESCRIPTION

The property comprises of a single storey former neighbourhood building with full height brick elevations surmounted by a pitched tiled roof. Internally, the property benefits from solid floor with carpet covering in part, painted walls that are part plastered, suspended ceiling in part with fluorescent strip lights, timber arched ceiling with beams, gas central heating, kitchen and separate WC facilities. Externally, the property benefits from a car park for circa 25 vehicles and a rear garden.

## ACCOMMODATION

AREA	SQ FT	SQ M
Gymnasium	495	45.9
Office	450	41.8
Rear Office	193	17.9
Hall 1	742	68.9
Hall 2	430	39.9
Hall 3	656	60.9
<b>Total</b>	<b>2,966</b>	<b>275.3</b>

## PLANNING

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814136.

## 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/RENT

The property is available on a leasehold basis at a quoting rent of £30,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £9,800. Rates payable will be in the region of £4,890.20 per annum.

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814136.

## 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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