

FREEHOLD FOR SALE OFFERS INVITED

# CHELMSLEY & DISTRICT CONSERVATIVE CLUB

174 Bosworth Drive, Chelmsley Wood, Birmingham B37 5DZ



## Key Highlights

- Freehold Social Club
- Ground Floor Trading Accommodation
- Concert Room, Lounge and Members Bar
- Central Bar Servery
- Car Park is let out on a 5 Year Lease
- Site Extends to Approximately 0.98 acres



SAVILLS MANCHESTER  
Belvedere, 12 Booth Street  
Manchester, M2 4AW

**+44 (0) 7825 626 666**

[savills.co.uk](http://savills.co.uk)

**savills**



## Location

The Property is located in the Chelmsley Wood housing estate within the Metropolitan Borough of Solihull. The estate is eight miles east of Birmingham, close to Birmingham Airport and the National Exhibition Centre.

The Property is situated on Bosworth Drive, close to the A452 which links to both the M42 and M6.

## Property Description

The Property comprises a single storey purpose built social club constructed in the early 1970's. Elevations are of brick construction beneath both a flat felt covered and pitched profile sheet roof. There are no windows.

To the side there is a beer patio and separate smoking area to the rear. To the side and rear there is car parking for approximately 75 vehicles.

Overall the site extends to 0.98 acres.

## Accommodation

Main entrance from Bosworth Drive leading to an entrance reception with customer toilets. The reception area provides corridor access to the three trading rooms, which are largely unfurnished.

Members bar with games area to the rear and customer toilets. Small central members bar. Concert room with stage and dancefloor, with an office and store to the side and rear. Central interconnecting bar serving to the three trading rooms, with domestic style kitchen, ground floor beer cellar and office.

Externally there is a beer patio to the side, accessed from the members bar, and a smoking shelter to the concert room. To the rear is a standalone shipping container which is used by the fishing club. To the side and rear is car parking for approximately 75 vehicles.

## Tenure

The Property is held freehold, with a restrictive covenant for licensed club use only. The car park is let out on a 5 year lease at a rental of £5,500 per annum. Either party can terminate the lease with 6 months written notice.

## Asking Price

Offers Invited plus VAT if applicable.

## Planning

The Property is neither listed nor within a Conservation Area.

## Rating

The subject Property is entered in the 2017 Rating List with a Rateable Value of £28,000.

## Licensing

We understand that the Property traded with the benefit of a Club Certificate.

## Fixtures and 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.

## Legal Costs

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

## Viewing

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

## Contact

**Jeff Wraith**

+44 (0) 7825 626 666

jeff.wraith@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | December 2020

**savills**