

FOR SALE

Ward End Elim Church,
4 Church Walk, Ward End,
Birmingham, B8 2HA



- **Situated in an established residential area.**
- **Refurbishment/redevelopment opportunity STP**
- **Total site area approximately 0.22 acres**
- **Includes secure car park**
- **NIA – c3,425 sq. ft**

LOCATION

The premises are situated within an established residential area within the Ward End district of Birmingham. The premises front onto Church Walk, lie close to the junction with St Margaret's Rd and lie 3 miles east of Birmingham City Centre.

DESCRIPTION

The premises comprises of a detached modern church that benefits from single storey accommodation along with a large car park. The premises offer a clear refurbishment/redevelopment opportunity – subject to securing statutory consents.

ACCOMODATION

Church Hall	175.39sq. m	1,887 sq. ft
Office	11.44 sq. m	23 sq. ft
Meeting Room	77.95 sq. m	838 sq. ft
Store	21.84 sq. m	235 sq. ft
Kitchen	31.79 sq. m	342 sq. ft

NIA **318.41 sq. m** **3,425 sq. ft**

TENURE

The premises are available freehold at a guide price of Offers in Excess of **£125,000**.

NOTE

Birmingham City Council holds title of a small part of the car park as shown in the attached plan. Our clients have controlled this area, excluded all others from using it, have used it themselves exclusively since 1975, and can provide a statutory declaration to this effect.

EPC

N/A

RATEABLE VALUE

N/A

VAT

The property is not registered for VAT purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs. The purchaser is to contribute **£1,500 + VAT** towards to sellers' legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Retained Agents.

SUBJECT TO CONTRACT



CREATIVE RETAIL

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