

**\*\*BEST & FINAL OFFERS  
BY 25<sup>TH</sup> MAY 2024 \*\***

**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
<b>NIA</b>	<b>318.41 sq. m</b>	<b>3,425 sq. ft</b>

**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**

PROPERTY CONSULTANTS

# FOR SALE

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