



# ROWLEY HUGHES THOMPSON

## PROPERTY CONSULTANTS

www.rhretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



## TO LET or MIGHT SELL

Prominent building  
Suitable for a range of uses including  
offices and medical  
(No restaurants)

**CHURCH HALL  
ST MARY'S ROAD  
BEARWOOD  
BIRMINGHAM  
B66 4BX**

### Location

Bearwood is situated approximately 3 miles to the west of Birmingham City Centre.

The property occupies a highly prominent position fronting St. Mary's Road very close to its junction with Bearwood Road close to an Aldi supermarket.

St. Mary's Road is predominantly residential with street parking available.

### Description

The premises comprise a single-storey building of brick construction with a pitched tiled roof, which until recently has been used as the church hall for the adjacent St. Mary's Church.

It is arranged to provide a hall together with an office and a kitchen.

It provides the following approximate floor areas:-

Hall	169.73 sq. m.	1,827 sq. ft
Office	35.95 sq. m.	387 sq. ft
Kitchen	44.5 sq. m	479 sq. ft

The property requires some improvement and repair.

### Rent

Rental offers in excess of £25,000 per annum exclusive are invited for the property in its current condition.

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, our clients might consider a freehold sale – price upon application.

### Rating Assessment

There property has not yet been assessed for Business Rates.

### Energy Performance Certificate

An EPC is available upon request.

### Viewing

Strictly by appointment via the sole agents:

**David Thompson**  
**Rowley Hughes Thompson**  
**Tel: 0121 212 7803**  
**Email: [davidt@rhretail.co.uk](mailto:davidt@rhretail.co.uk)**

Date prepared: September 2023. All transactions are stated exclusive of VAT. Subject to Contract.

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