

Friendship Hall,  
Sutton New Road,  
Birmingham,  
B23 6QR

For Sale: £400,000



## DESCRIPTION

A unique freehold opportunity presents itself in Erdington with the availability of Friendship Hall, offered with vacant possession.

This property features a spacious open-plan area on the ground floor, complete with a kitchen and WC facilities. The first floor adds further appeal with an additional open-plan space and a separate office suite. Externally, the property accommodates a summerhouse and there is parking available at the front of the building.

## ACCOMMODATION

The property offers 321.1 sq m / 3,456 sq ft which is split across two floors:

Ground Floor - 253.3 sq m / 2,727 sq ft

First Floor - 52.6 sq m / 566 sq ft

Outbuilding - 15.2 sq m / 163 sq ft

## LOCATION

Situated on the well-connected Sutton New Road (A5127), this property offers direct access to Junction 6 of the M6 Motorway, providing excellent access to the local road network. Friendship Hall, is a short walk from an array of local amenities in Erdington; this includes restaurants, shops, and other commercial facilities. Erdington Railway Station is nearby, providing convenient rail links, while the local bus service from Sutton New Road ensures public transportation is provided to surrounding towns and the bustling Birmingham City Centre.

## ASKING PRICE

£400,000 (Four Hundred Thousand Pounds)



## TERMS

The property is offered Freehold for sale with vacant possession.

## BUSINESS RATES

Interested parties should check the Rateable Value with the local authority Birmingham City Council.

## VAT

All figures quoted are exclusive of VAT which may be applicable in addition.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

Energy Performance Certificate rating C - Certificate Valid until 16th April 2034. A copy of the certificate can be provided upon request.

## VIEWINGS

Strictly by prior appointment through Agents - AE Commercial

## CONTACT US

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info@aecommercial.co.uk

8 High Street, Sutton Coldfield, B72 1XA

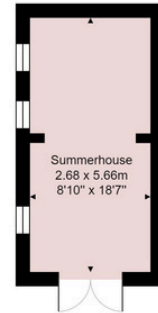
Katie Beswick

07747 100 598

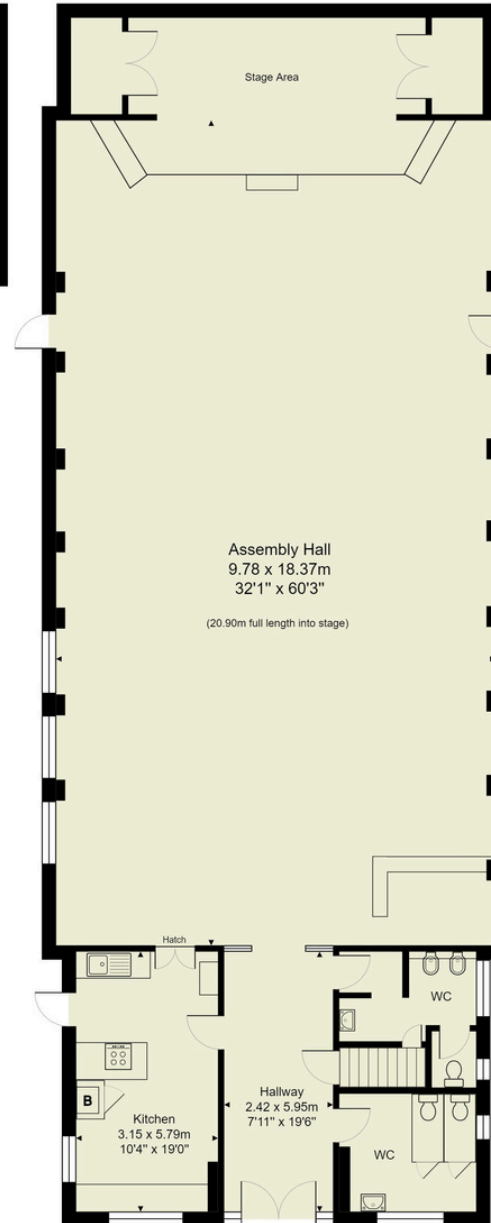
kbeswick@aecommercial.co.uk

Disclaimer - Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

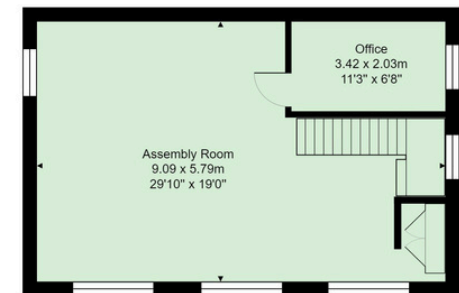
**Outbuilding**  
Area: approx 15.2 m<sup>2</sup> ... 163 ft<sup>2</sup>



**Ground Floor**  
Area: approx 253.3 m<sup>2</sup> ... 2727 ft<sup>2</sup>



**First Floor**  
Area: approx 52.6 m<sup>2</sup> ... 566 ft<sup>2</sup>



Total Area: approx 321.1 m<sup>2</sup> ... 3456 ft<sup>2</sup>