

FOR SALE

FORMER CINEMA / BINGO HALL

PNF

WEDNESBURY, WEST MIDLANDS WS10 9BY

FLOOR AREA: 19,707 sq ft gja
(1,830 sq m) approx.

SITE AREA: 0.45 acres
(0.182 ha) approx.

PRICE: Offers Invited.

KEY FEATURES:

- 1,100 Seated Capacity Auditorium
- Self-contained shop unit
- Alternative Use Potential
- 35ft (10.6m) Internal Height
- Excellent Acoustics
- 1.6m Population in 12 miles
- Prominent Position
- Fronts Walsall Street (A461)
- M6 (Jnct 9) within 3 minutes
- Private Car Park
- Freehold Site
- Class D2 Planning Use



Description

Initially built as a cinema, the property has until recently been used a Bingo Hall with 1,100 seats. It has a large open auditorium with a level floor and an internal height of approximately 35 ft (10.6m); to the rear is a stepped balcony. Externally, there is a surfaced car park for 8 to 12 cars. To one side is a self-contained lock-up shop with upper parts.

The property would suit alternative community, assembly or leisure based uses, subject to planning, such as: conferencing; religious meeting place; performance / arts centre; exhibition space; wider community uses; public events space; indoor retail events; gymnasium / activity centre.

Location

The property is located in the heart of the Black Country. It is prominently sited on the edge of Wednesbury town centre within 1 mile of the M6 Motorway (Jnct 9). It adjoins other retail units and overlooks Walsall Street (A461) which connects Wednesbury and Walsall town centres.

There is a population of some 1.6 million within 12 miles through the Black Country and Birmingham conurbations. Birmingham city centre is approximately 7 miles distance and Wolverhampton city centre 5 miles.

For More Information:

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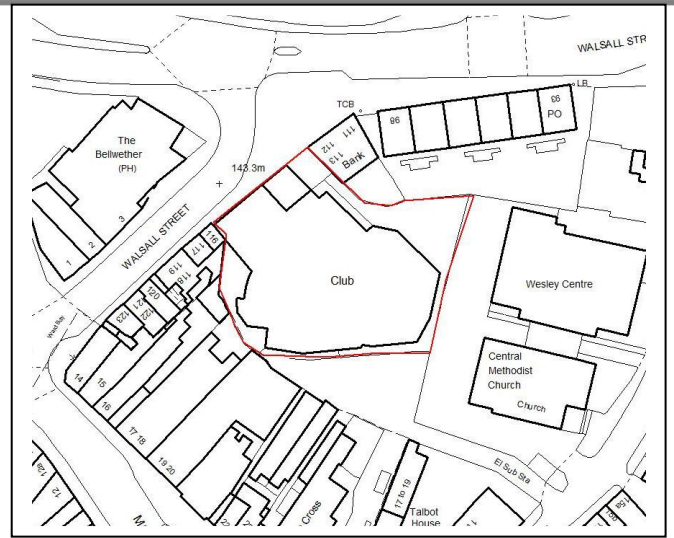
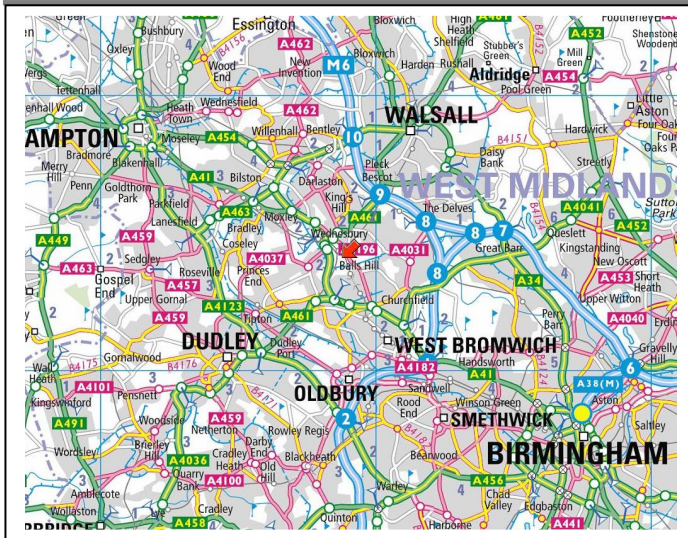
PNF

Chartered
Surveyors

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WALSALL STREET, WEDNESBURY, WEST MIDLANDS WS10 9BY



Services

The property has mains gas, water and electricity connections.

Income

The property has income of £900 pa from an advertising hoarding fixed to the front elevation.

Business Rates

The 2010 Rating List entry for the premises is £18,250 RV.

Price

Offers are invited for the Freehold interest with vacant possession, subject to contract.

Viewing

By prior appointment with the sole agents, PNF Chartered Surveyors.

Description	Floor Area (M ² , GIA)	Floor Area (Ft ² , GIA)
Bingo Hall	740.15	7,967
Balcony	399.00	4,295
Front Lobby	239.04	2,573
Ancillary Areas	314.30	3,383
Retail Unit (sales)	54.72	589
Retail (1 st flr ancill.)	83.61	900
Totals	1,830.82	19,707

The approximate net usable internal area is estimated at 15,283 sq ft (1,419.79 sq m), of which the auditorium is 7,544 sq ft, the balcony 4,001 sq ft, and the front lobby area 1,581 sq ft; the residual areas are ancillary offices and stores and the retail unit.

Previously, there were some 800 seats laid out for bingo use on the ground floor and 300 seats on the balcony.

All areas given are approximate.

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