



Tenure

Freehold.

Location

Wednesbury forms part of the West Midlands conurbation and is located midway between Birmingham city centre and Wolverhampton. Junction 9 of the M6 Motorway is about three miles to the north-east and Junction 1 of the M5 Motorway is three miles to the south.

The property is situated on the north side of Friar Park Road, between its junctions with Manifold Way and Remembrance Way, adjacent to Pulse Soccer Fitness and the sports field.

Occupiers close by include Lidl and a large youth centre in a predominantly residential area.

Description

The property is arranged on ground floor only to provide a former health facility/clinic. The property benefits from a secure yard area and photovoltaic panels to the roof.

The property provides the following accommodation and dimensions:

Ground Floor 224.15 sq m (2,413 sq ft)

Site Area 0.079 hectares (0.195 acres)

NB Not inspected by Allsop. Measurements taken from scale drawing.

Tenancy

The entire property is to be offered VACANT.

Planning

The property may suit alternative uses subject to obtaining all necessary consents. All enquiries should be made to Sandwell Borough Council. Website Address: www.sandwell.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Wednesbury

Former Friar Park Clinic

Friar Park Road

West Midlands

WS10 0JS

- **Freehold Vacant Former Clinic**
- Property extending to 189.4 sq m (2,039 sq ft)
- Located in densely populated residential suburb
- Located close to a large community centre and sports field in a predominantly residential area
- Asset management opportunity

Vacant

On the Instructions of
NHS Property Services



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