



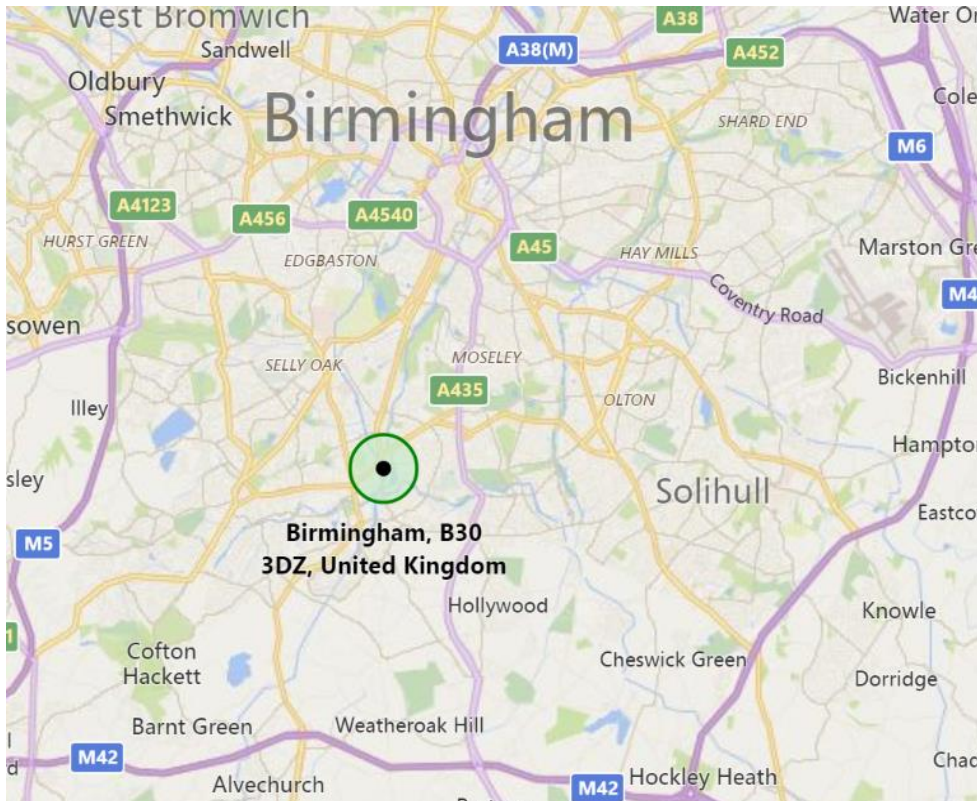
For Sale

Freehold Industrial Property with Development Potential – On behalf of A C Wright & S J Hunt, Joint LPA Receivers

Wharfside Leisure Complex, Lifford Lane, Kings Norton, Birmingham, B30 3DZ

Current gross rent: £45,000 per annum. 1.19 acre site.





Freehold Industrial Complex with Development Potential

- The site presents 1,987.20 m² (21,391 ft²) of commercial property situated on a 1.19 acre plot of land adjacent to the Birmingham and Worcester canal.
- Situated in Kings Norton, within a mixed-use area including residential, retail and industrial use approximately 7 miles south of Birmingham city centre.
- The premises are situated on Lifford Lane which is accessed via the Pershore Road (A441). The M42 is circa 5 miles distant at Junction 3.
- The property is divided to accommodate individual units including a children's soft play centre, cafe, bar, 2 gym's, live music venue and ancillary storage units.
- The site provides parking on 2 elevations as well as a large yard to the rear.
- Extensive fire damage to a portion of the building including the music venue and bar area. The site is being sold as seen.
- The Receivers are inviting unconditional offers for the freehold interest.
- Redevelopment potential, particularly residential (subject to planning).
- The site is part income producing with a current rent of £45,000 per annum gross. The premises are attracting a current income from the children's play centre and the 2 gym facilities:

Unit	Area sq. ft.	Rental Income Per Annum (£)
Tumble Jungle	4,747	£24,000
The Studio Gym	1,678	£6,000
The Gladiator Gym	1,560	£15,000
One Click Store (upper floor)	1,196	-
One Click Workshop (ground floor)	1,076	-
Café	1,148	-
Garage and Storage Areas	1,589	-
Live Music Venue (not measured)	3,481	Fire damaged area
Route 69 Bar (not measured)	3,145	Fire damaged area
Route 69 Games Room	1,189	-
Attic Office	582	-
Total	21,391	

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Subject to Contract

jll.com