

**Sandwell**  
Metropolitan Borough Council

**TO LET**

**Former Sons of Rest Building  
Victoria Park, Smethwick**



**Closing date for offers  
12pm Friday 31st January 2025**

**PROPERTY SERVICES**

**07823 892 130**

**Email: [property\\_services@sandwell.gov.uk](mailto:property_services@sandwell.gov.uk)**

The council are inviting expressions of interest in relation to the potential for Community Asset Transfer (CAT).

Applications for premises must be made on the formal Community Asset Transfer—Expression of Interest Form.

Details for the Community Asset Transfer Process along with the Expression of Interest Form can be found on the Council's website and can be accessed through the below hyperlink:

[Leasing council property - advice for voluntary and community groups | Sandwell Council](#)

Please note, offers will not be opened until after the closing date.

If an offer is accepted the property will be placed "Under Offer" and taken off the market.

In addition, prior to a lease being granted and as part of the due diligence process, the Council will require the following from the successful offeror:-

- Certified identification documents (i.e. driving licence and passport) from a Solicitor, from their firm's email address.
- Completion of the Council's Anti Money Laundering Declaration Form, together with the necessary supporting documentation (e.g. 12 months bank statements)
- Proof of home address (e.g. personal bank statement, utility bill)
- Any other documentation as detailed within the Community Asset Transfer Strategy

Any other documents that may be required as part of your application, will be set out in the Heads of Terms.

Submission of all necessary documents will be required by email, within 4 weeks from the date of the Heads of Terms.

Failure to adhere to the above timescales and failure to provide the documents in the required format will result in your offer being withdrawn, without any further notice.

**NB PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT ANY OFFER IT RECEIVES THAT IT DEEMS UNACCEPTABLE.**

## **Sandwell Business Growth**

Sandwell Council is motivated by the desire to achieve 'social' goals as part of its Social Value initiative to help improve its social, economic and environment wellbeing, such as changes in levels of employment, education, health and carbon-footprint. These additional benefits can almost take any form from the very tangible, such as jobs, training and apprenticeship opportunities, or sub-contracting opportunities for small businesses.

The Council's Think Sandwell Team is open for business and eager to help companies by offering a range of support, such as:

**Business support and advice** – for every Sandwell business from start-ups to global companies (and companies looking to invest in our borough)

**Location and relocation services** – including free property searches and accompanied site visits

**Development ready support** – such as fast-track planning and other decisions on key local projects

**Accessing finance** – which means identifying sources of gap funding for business ventures (including any available grants, loan finance, equity partners and venture capital)

**Technical expertise** – giving you links to universities, industry networking, innovation hubs and forums, and the professional sector

**Strategic partners** – helping you identify and establish key contacts and networks to accelerate your business growth plans

**Recruitment of suitable talent** – our free recruitment and training services can help you attract the right staff.

**Becoming a supplier to Sandwell Council** – we can support you to register on the Sandwell INTEND procurement portal.

If you are a first-time employer, we can help ensure you have everything in place to make the process run smoothly Sandwell Business Growth also offers a range of services from recruitment to apprenticeship support.

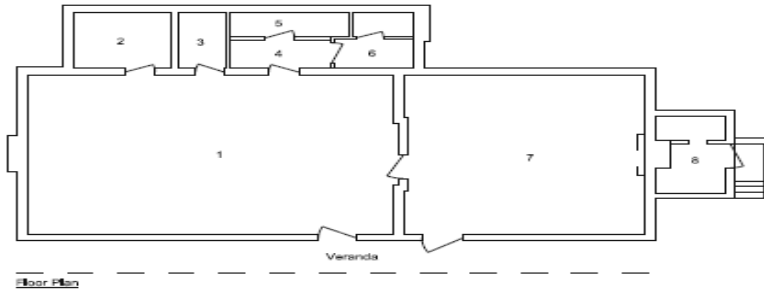
For more information on Business Growth Support please visit <https://sandwellbusinessgrowth.com/>

For more information about social value and community benefits for targeted recruitment and training you can contact the Community Benefits & Social Value Officer Karen Richards on [karen\\_richards@sandwell.gov.uk](mailto:karen_richards@sandwell.gov.uk)

Misrepresentation Act 1967.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon. All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.

# Former Sons of Rest Building Victoria Park, Smethwick



Room Numbers & Description	Area (sqm)	Area (sqm)	Height (m)
1 Community Room	56,45	56,37	2,250
2 Kitchenette		5,69	2,210
3 Store	2,60	3,07	2,245
4 Lobby		3,43	2,330
5 Female W.C.		3,06	2,330
6 Male W.C.		4,22	2,330
7 Hewlison Room (Meeting)	36,76	38,04	2,705
8 Boilerhouse		5,57	1,860
<b>Total Areas</b>	<b>96,81</b>	<b>121,45</b>	

Schedule of Areas

## Location

The premises are located off West Park Road, Smethwick.

## Lease Terms

The council are inviting expressions of interest in relation to the potential for Community Asset Transfer (CAT).

The Lessee will be responsible for the full external and internal repair of the premises.

The Council will be responsible for the payment of insurance, but will recover the insurance premium from the tenant by way of additional rent.

## Services

There is provision for electricity & water services.

## **Lease Conditions**

The lease will be granted on the Council's standard conditions to include:

- The Lessee completing a formal lease prior to occupation of the premises.
- Any such clauses & conditions as the Council deem necessary to accommodate the lessees proposed use of the premises.

## **User**

For general planning enquiries or change of use enquiries, please contact the Council's Planning reception on 0121 569 4054 or alternatively email [planning@sandwell.gov.uk](mailto:planning@sandwell.gov.uk)

## **Viewing**

Virtual 360 videos are available to view the premises being marketed and can be accessed via the following link:

**<https://www.youtube.com/@sandwellmbcpropertyservice725/shorts>**

If you are successful with your offer, you will have the opportunity to view the premises once you have received formal confirmation your offer has been accepted.

## **Business Rates**

Rateable Value £2,200 per annum.

For further information regarding business rates payable, please contact them directly by accessing the link below for contact details.

[https://www.sandwell.gov.uk/info/200308/business\\_rates/2248/contact\\_us\\_about\\_business\\_rates](https://www.sandwell.gov.uk/info/200308/business_rates/2248/contact_us_about_business_rates)

## **Energy Performance Certificate**

The premise has been given an energy performance rating of "E".

# Energy performance certificate (EPC)

Victoria Park Lodge  
High Street  
SMETHWICK  
B66 3NJ

Energy rating

**E**

Valid until: **2 January 2033**

Certificate number: **9896-2387-5754-8192-8653**

Property type

General Assembly and Leisure, Night Clubs, and Theatres

Total floor area

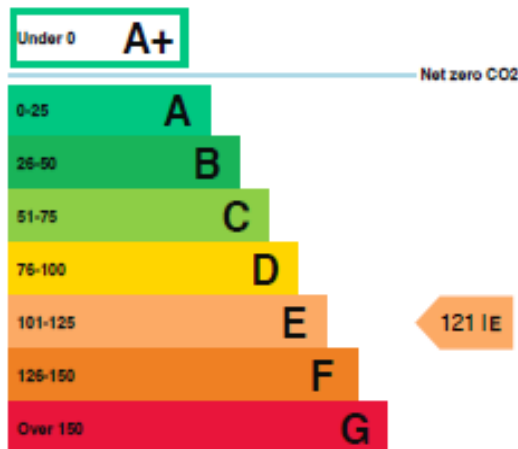
108 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built **26 | B**

If typical of the existing stock **104 | E**

Properties are given a rating from A+ (most efficient) to G (least efficient).