

**To Let**

**£60,000**  
Per Annum

**23,021 Sq Ft (2,138.65 Sq M)**



Willenhall Social Club, Leofric Suite, Robin Hood Road,  
Coventry CV3 3BB

### Property Highlights

- 23,021 sqft / 2,138 sqm GIA approx
- Good carparking
- Self-contained building / concert hall with stage / fitted bar & seating areas / storage
- Available on sublease
- Suit uses such as wedding venue / community use / church / leisure uses / theatre / child care / arts & culture / healthcare / education / conference centre subject to obtaining landlord and planning consents as appropriate



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## Location

The property is located on the eastern side of Robin Hood Road just to the north of its junction with St James' Lane which links to the London Road [B41 10] and on to the A45 / A46. The area is predominantly residential in nature although there is some limited commercial / industrial space adjoining the property and a local retail centre just to the north west on Remembrance Road.

## Description

The property to be sublet comprises a self-contained part of the larger building and site occupied by Willenhall Social Club. The premises form the rear section of the buildings as outlined for identification purposes on the aerial photograph above.

The property was developed circa 60 years ago to provide purpose built social club premises with a range of facilities including bars / members areas, concert hall - theatre, together with appropriate welfare facilities and staff accommodation and benefitting from external car parking areas. The property is predominantly of brick construction, some external areas with render / cladding and is surmounted by flat roof areas of differing heights

## Accommodation

Description	Sq Ft	Sq M
Storage under the concert hall/Leofric Suite	4,226	392.6
Under stage storage	1,593	147.99
Leofric Suite/ Concert Hall/ Stage/ Bar areas	17,202	1,598.07
<b>Total</b>	<b>23,021</b>	<b>2,138.65</b>

The Leofric Suite has its own entrance from the car park and the ground floor area comprises the main concert hall which offers circa 5,747sqft / 534 sqm plus the stage which adds a further 1,530sqft / 142sqm approx. so in total offers 7,277sqft / 676sqm net approx. The hall itself provides a seating capacity of circa 400 plus a timber sprung dance floor with additional seating capacity available in the adjoining bar areas. With a minimum ceiling height of 17ft 4" / 5.3m this offers flexible multi use space for events, concerts, sporting events such as boxing and general entertainment. Bar / dining areas, kitchen, reception areas, storage, welfare facilities, and other ancillary areas make up the rest of the accommodation at ground and lower ground floor levels.

The site offers over 150 car parking spaces and the number of space available for allocation to the Leofric suite is to be agreed between the parties.

## Sub lease terms – subject to contract

A sublease is being offered for a term of up to 10 years, subject to upward only rent review every 5 years on a full repairing and insuring basis subject to contract. The sub lease would be outside the 1954 Landlord & Tenant Act Security of Tenure provisions so any subtenant would have no automatic right to a further lease term upon expiry of the initial term.



The Willenhall Social Club as immediate landlord will have the right to introduce any Regulations regarding occupation and use of the property and shared areas and the sub tenant will need to comply with these such as noise levels because of the adjoining residential properties.

The consent of Coventry City Council who own the freehold of the entire property would be required as regards approval to the terms of any sublease, user and sub tenant.

## Business Rates

The premises are currently rated under a single assessment but the landlord will arrange for a split in the assessment upon completion of a lease. The sub tenant would be responsible for the payment of business rates for the area that is demised to them.

## Service Charge

Because there will be common areas used by the landlord and the subtenant there will be put in place provisions for the sub tenant to contribute via a service charge to the maintenance and repair / renewal of these areas – such as the car parking. At this stage no provisions or costs have been assessed.

## Rent

£60,000pa exclusive of business rates, buildings insurance, VAT if applicable and will be payable quarterly in advance by Standing Order.

Dependent upon the financial standing of the sub tenant a rent deposit may be required to be retained for the term of the lease. Further details are available upon application.

## VAT

We understand that the property is not currently "Opted to Tax" so VAT would not be payable on the rental.

## Services

Mains water, gas, electricity, drainage are all connected. Some of the services may be sub metered others may be available direct from the suppliers. There is air conditioning to parts of the area to be sublet. Further details are available upon application. No warranty is provided in relation to the capacity or condition of any of the services. An incoming sub tenant will need to make their own independent enquiries and satisfy them as to their suitability for their own purposes in this regard.

The property benefits from gas fired heating, air conditioning to part, lighting, and small power.

## EPC

Consultants have been appointed to provide an EPC for the whole property. Further details are available upon application.

## Availability

Possession would be available upon completion of legal formalities and securing the necessary consents from the City Council

## Legal Costs

Each party are to be responsible for their own costs in this matter.

## Money Laundering Regulations

An incoming sub tenant will be required to provide ID information to comply with the Money Laundering Regulations once terms are agreed and before solicitors can be instructed.

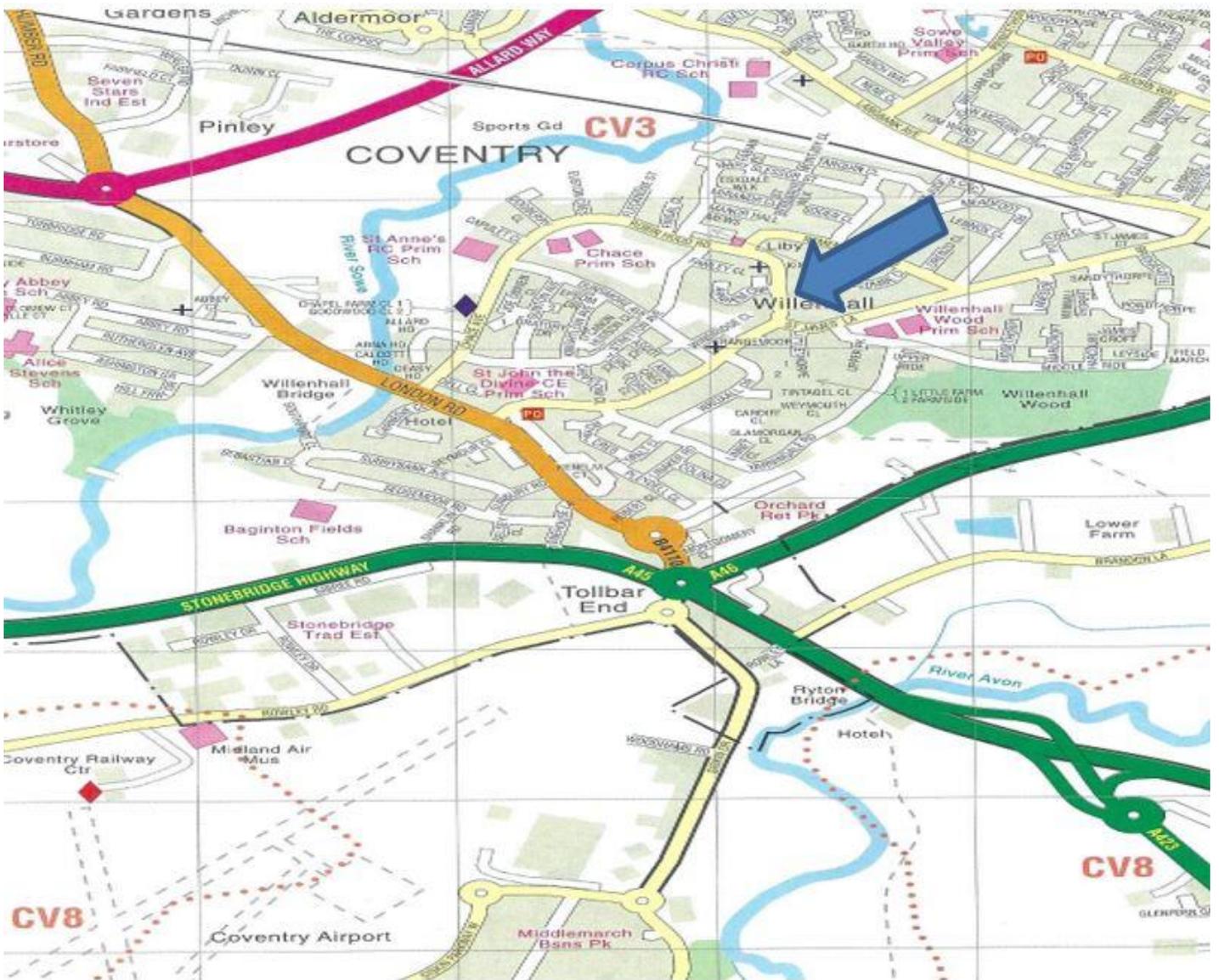
## Money Laundering Regulations

The plans, photographs and floor areas / dimensions are approximate and for identification purposes only.

## Viewing

Strictly by prior arrangement with the Bromwich Hardy.

Charles Smith



Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. March 2022.