Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property

Freehold offers - £265,000

Cottage Spring, Franchise Street, Wednesbury, West Midlands, WS10 9RG

- Community pub with Development Potential - Wednesbury, nr Walsall.
- Substantial prominent Public House in established residential area. Currently closed.
- Beer garden to the rear and 15 space car park alongside. Site area circa 0.234 acres.
- Includes two trading rooms and former kitchen.
- Two bedroom living accommodation at first floor.
- Development/ conversion opportunity for residential and commercial uses subject to planning.

Freehold offers in excess of £265,000 are invited subject to contract and exclusive of VAT where chargeable.

Lichfield Business Village,
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Matthew Phillips Surveyors Limited - Registered in England - Company Number 5870287
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LOCATION

The Cottage Spring fronts Franchise Street in a mixed residential and commercial area with a range of housing in the immediate area including a newly developed housing estate within 200 yards. In addition, there is a small trading estate opposite and large factory occupied by Liberty Speciality Steels within 400 yards. Otherwise there are some small shops and convenience store offers in the locality. Wednesbury Crematorium lies to the rear. The centres of Wednesbury and Darlaston are both within 1 mile.

DESCRIPTION

The public house comprises a two storey brick building with pitched pan tiled roof with single storey flat roof extensions to the rear. The property also benefits from a surfaced and white lined car park providing 15 spaces together with a substantial smoking shelter adjoining the entrance to the trading area from the car park. The beer garden is located to the rear of the site with a timber pergola.

The site area extends to circa 0.234 acres. The ground floor footprint is approx. 2200sf. (Source Nimbus Maps).

ACCOMMODATION

Internally the public house is laid out to comprise a public bar to the front with quarry tile flooring, vinyl fixed button backed perimeter seating, tongue and groove to dado height, a feature fireplace with timber surround, a central fireplace open to each side and timber bar servery. A telephone booth provides an interesting feature.

A side corridor leads to the ladies and gentlemen's customer lavatories.

The former lounge bar lies to the rear which is carpeted with feature beams to the walls and ceiling, includes areas of upholstered perimeter fixed seating, fireplace, timber servery and former games area with laminate flooring.

Directly accessible is the former catering kitchen with tiled floors and walls. The kitchen is not equipped.

The former living accommodation is at first floor to comprise 2 bedrooms, lounge, office/single bedroom, domestic kitchen, and bathroom.

The beer cellar which is divided into 3 areas is in the basement.

The property is closed for trade and the fixtures and fittings removed. The site has experienced some damage and vandalism.

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GENERAL INFORMATION

Tenure
The property is held freehold and is available with the benefit of vacant possession.

Services
All mains services are connected to the property.

Licences
The property holds a Premises Licence permitting the sale of alcohol from 10:00 hrs to 01:00 hrs Monday to Sunday inclusive.

Town & Country Planning
The property is not listed nor in a Conservation Area. The property lies with an area covered by Sandwell MBC.

Fixtures & Fittings
The fixtures and fittings are excluded from the sale. Any that remain on site following completion are not warranted for their safety or suitability. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

TUPE
There are no staff to transfer under the TUPE regulations.

Stock in Trade
There is no stock to be purchased on completion of the sale.

Rating Assessment
The Rateable Value is currently £4,500. The property will therefore qualify for Small Business Rates Relief. Council Tax Band A - £1286.73 per annum for 2023/2024.

EPC
An EPC is available for inspection.

ASKING PRICE

Freehold offers in excess of £265,000 are invited subject to contract and exclusive of VAT where chargeable.

Further Information
All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

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