



Lyndon House Hotel

Upper Rushall Street, Walsall, West Mids, WS1 2HA

Freehold Walsall Town Centre 23 Bedroom Hotel & Pub £665,000.



Key Features

- Well known 23 Bedroom Town Centre Hotel and Pub.
- Asda St Matthews, the Saddlers Centre and Old Square Shopping Centre closeby.
- Three Star hotel with 23 en suite bedrooms.
- Popular public bar with regular non resident trade.
- On site car park and separate car park opposite. Site area 0.374 acres (Source Nimbus maps).

Location

The well known Lyndon House Hotel and Pub is located within Walsall town centre opposite St Matthews Church. The main commercial, retail and evening entertainment facilities within the town are within easy walking distance as is Walsall Railway Station. Walsall is located 9 miles (14 km) north-west of Birmingham and 7 miles (11 km) east of Wolverhampton with excellent access to the motorway network.

Description

The property which stands on the site of the original factory where John Crabtree produced the first quick make and break switch, is an attractive and substantial 2 and 3 storey brick building fronting Upper Rushall Street and with a rear frontage to Goodall Street. A similar 3 storey Annexe lies to the north of the site. The hotel is served by an 8 space car park to the rear and also by a separate car park at the junction of Upper Rushall Street and Town Hill which provides a further 12 spaces. In total the site extends to 0.407 acres (Source Nimbus Maps).

[View Virtual Tour](#)

Accommodation

Main reception area, characterful lounge bar with wrought iron stove, open fireplace, seating for circa 50 customers, conservatory dining and function room (50 covers), Ladies and Gentlemen's customer lavatories, catering kitchen, management office and basement beer cellar and stores. The hotel comprises 23 en suite letting bedrooms (5 standard twin rooms, 6 standard doubles, 3 economy singles, and 9 superior doubles including one with 4 poster bed). Olivers and the Stein Bar, two former nightclubs/function suites offer the opportunity for further investment and to expand the public areas. A staff bedsit is at second floor. The hotel also benefits from a beer garden adjoining the lounge bar and a well developed terrace to the Conservatory

Business

The Lyndon House Hotel is a well known 3 star town centre operation benefitting from commercial and business clientele for the rooms in the week and leisure trade at weekends. The lounge bar has a good local regular following for wet and food sales and the hotel offers the opportunity of further promotion to establish a strong food and functions/events trade.

Tenure

The property is held freehold and will be made available with the benefit of vacant possession. The car park at the corner of Upper Rushall Street and Town Hill is held on a short term

lease from Walsall MBC. The current agreement has expired but terms have been agreed for a new 12 month agreement at a licence fee of £400 per month plus VAT.

Licences

The Lyndon Hotel benefits from a Premises Licence permitting the sale of alcohol from 11:00 hrs to 02:00 hrs from Monday to Saturday inclusive and from 11:00 hrs to 00:00hrs on Sunday.

Town and Country Planning

The property is not listed but is in Walsall Conservation Area.

Fixtures and Fittings

All fixtures and fittings are included in the sale with the exception of a limited number of items held on 3rd party agreements and personal effects within the living accommodation. An inventory will be made available.

TUPE

All staff are to transfer under the TUPE Regulations. A staff schedule will be made available.

Stock in Trade

Stock in trade and unbranded glassware will be taken to at completion at valuation.



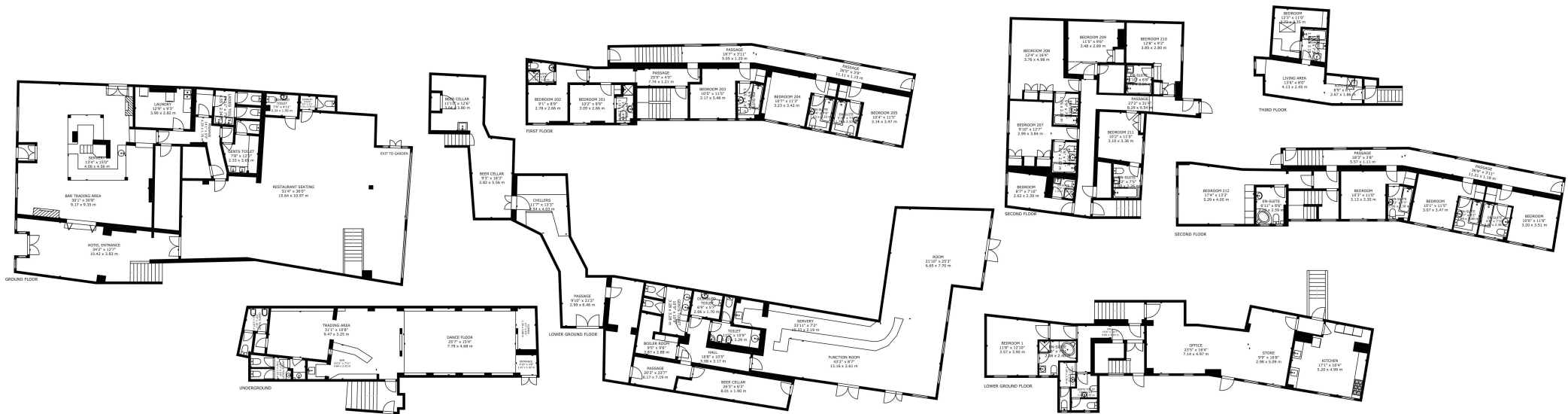


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GROSS INTERNAL AREA
 TOTAL: 1,225 m²/13,194 sq ft
 UNDERGROUND: 98 m²/1,053 sq ft, LOWER GROUND FLOOR: 373 m²/4,015 sq ft
 GROUND FLOOR: 328 m²/3,535 sq ft, FIRST FLOOR: 127 m²/1,372 sq ft
 SECOND FLOOR: 266 m²/2,861 sq ft, THIRD FLOOR: 33 m²/358 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Business Rates

The Rateable Value is £43,700 with effect from April 2023.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band C.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

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