



The Junction Inn

Birmingham Street, Oldbury, West Midlands, B69 4DY

Town Centre freehold with potential for conversion to residential and commercial uses STP.



Key Features

- Potential for conversion to flats/HMO/commercial uses STP
- Large open plan ground floor area with open fire.
- Extensive upper floors with potential for conversion and refurbishment for flats/HMO.
- Close to Sandwell Council offices, Sainsbury's Supermarket and range of town centre shops, offices and facilities.

Location

The Junction is located within Oldbury town centre fronting Birmingham Street at its junction with Unity Place. The property forms part of a parade of local shops and businesses, lies opposite Kingdom Life Apostolic Chapel, with the offices of Sandwell Council and a Sainsbury's supermarket within 200 yards to the northwest.

Otherwise, Oldbury Health Centre lies within 100 yards and the pub lies on the evening circuit within the town. There is a very well populated local catchment within the town and in the surrounding residential area with 19000 people living within 1 mile.

Description

The Junction public house is of 3 storey brick construction beneath pitched slated roofs with various two and single storey extensions to the rear. In addition, there is a fenced and cobbled beer patio to the front which has been used by the pub for many years. This area does not form part of the title to the pub.

The site area extends to 0.043 acres and the total footprint is 1,852 sq. ft. (Source Nimbus Maps).

Accommodation

Ground Floor

Open plan bar with servery, perimeter fixed seating and timber floors at a higher level and at a lower level there is a Games Area, central open brick fireplace and further customer seating. In total there is seating for circa 50 customers.

Ladies and Gentlemen's customer lavatories adjoin the Games Area. A wash up is located to the rear of the servery. There is a separate entrance lobby to the upper floors from the front of the property.

First Floor

Living Accommodation: Three bedrooms, bathroom, kitchen and boiler.

Second Floor

A range of 4 disused rooms and boiler room which will require full refurbishment.

Basement

Beer cellar with drop.

Outside

Beer patio with benches to the front.

Tenure

The property is held freehold and will be made available with the benefit of vacant possession.

There is a fenced and cobbled beer patio to the front which has been used by the pub for many years. This area is not included in the sale.

Services

All mains services are connected to the property.

Licences

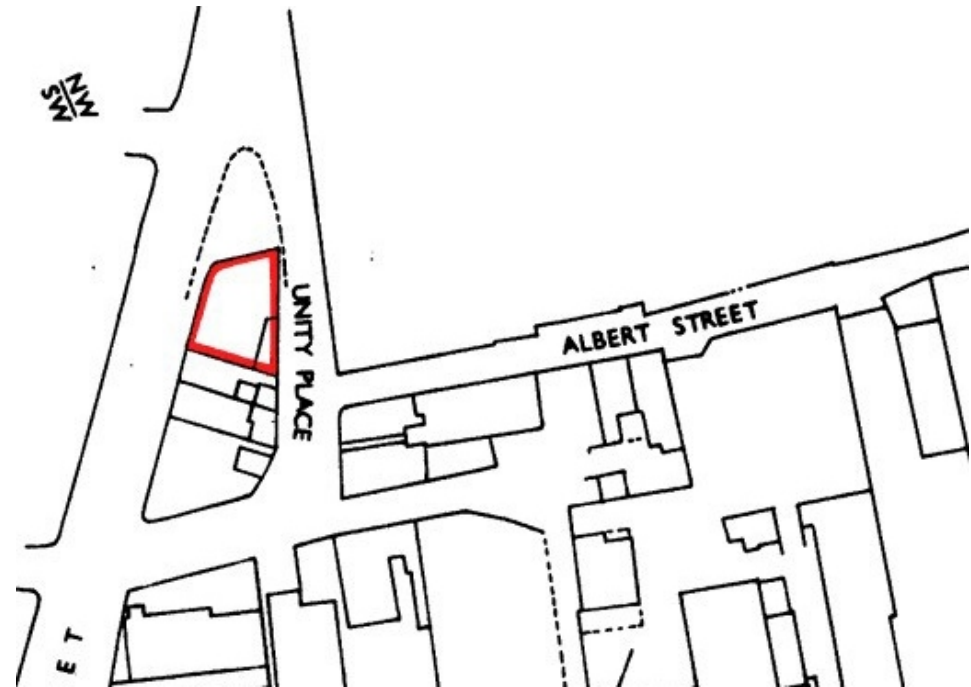
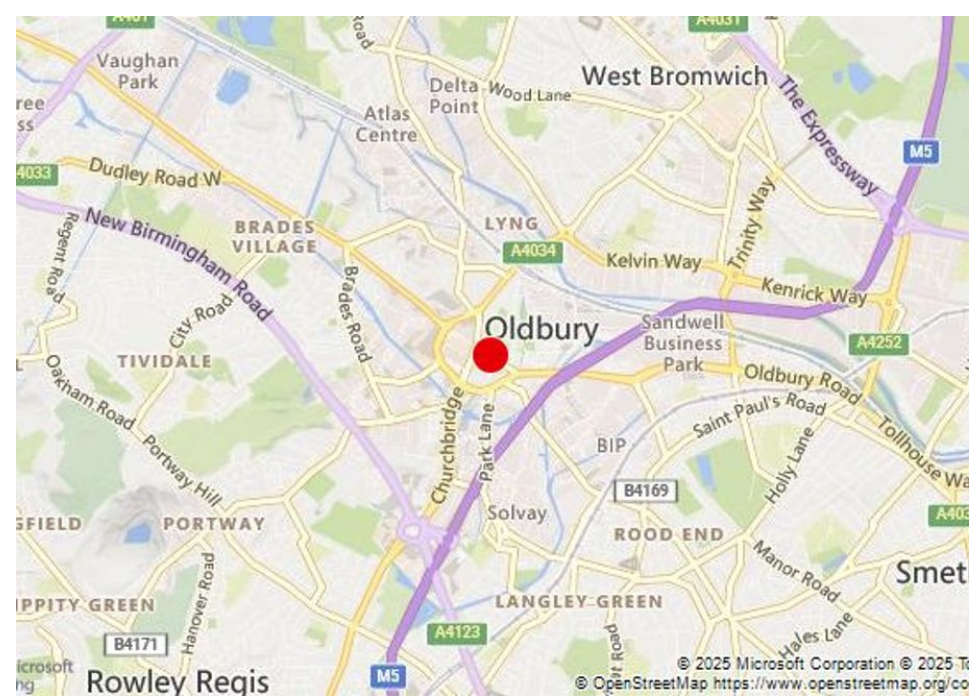
The property benefits from a Premises Licence.

Town and Country Planning

The property is Grade II listed and lies within a Conservation Area.

Fixtures and Fittings

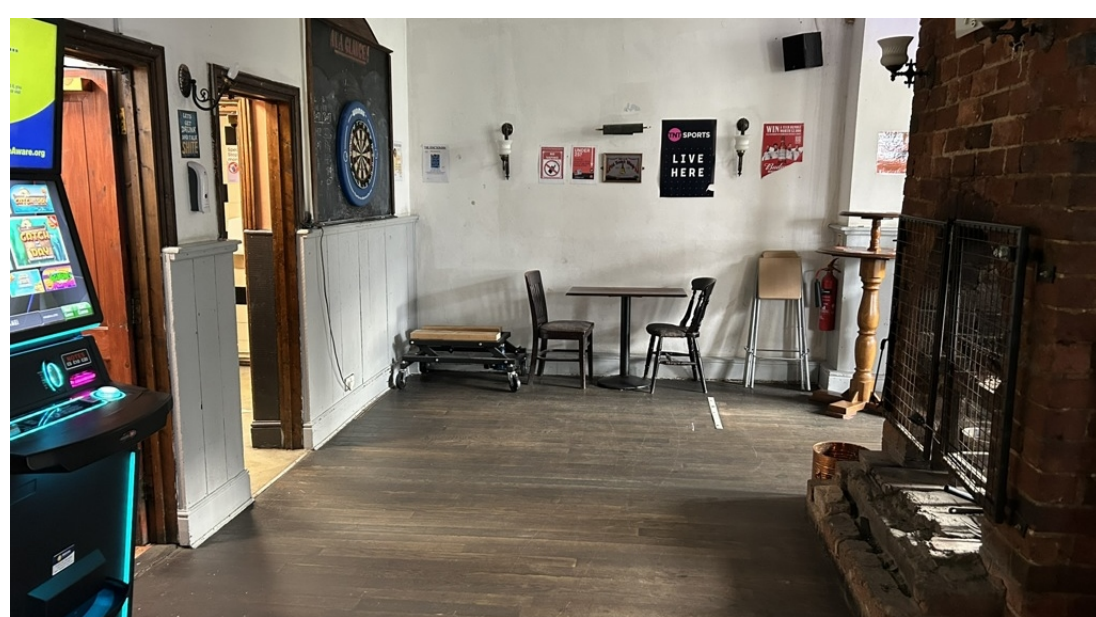
The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.





The Junction Inn Birmingham Street, Oldbury, West Midlands, B69 4DY For Sale Freehold £225,000





Business Rates

Rateable vale £3,000.

EPC

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

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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