



The Boat Inn

Church Street, Wednesfield, Wolverhampton, West Midlands, WV11 1SS

Canalside pub within Wednesfield town centre



Key Features

- Canalside two storey brick built property.
- Single open plan trading area.
- Includes large first floor flat and external drinking area/yard.
- Entry level public house with potential for alternate uses subject to planning.
- Total site area 0.053 acres and ground floor footprint 1,960 sq. ft. (Source Nimbus Maps)

Location

The Boat Inn is located adjoining Wednesfield town centre, two miles north east of Wolverhampton city centre. The property adjoins the main retail, shopping and licensed circuit in the town.

In addition there is an immediate local catchment as the town centre is ringed by local housing. There are various retail and business parks close by, which are a potential source of additional trade. New Cross hospital is also within 1 mile.

Description

The Boat Inn is of two storey brick construction with rendered elevations beneath pitched tiled and flat roofs. The pub backs onto the canal and also includes an external trading area and yard to the side.

The site area is 0.053 acres and the footprint is 1960sf (Source Nimbus Maps).

Accommodation

Ground Floor

Entrance hall leading to the single open plan trading area, with timber bar servery and fixed perimeter seating, includes timber flooring. A hallway to the side provides access to the Ladies and Gentlemen's customer lavatories and links through to the side yard and external drinking area. To the rear of the servery there is a wash-up and a small catering kitchen.

First Floor

The living accommodation briefly comprises a lounge with two bedrooms adjoining (one with ensuite bathroom), a further living room with an additional two bedrooms off and a domestic kitchen with adjacent lavatory. The boiler room is accessible from the roof.

Outside

The pub benefits from an external trading area with shelter adjacent to the canal.

Basement

Beer cellar with drop.

Business

The pub is currently closed for trade. The Seller does not have access to accounts or trading information.

Tenure

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

Services

We understand all mains services are connected to the property.

Licences

The property holds a Premises Licence permitting the sale of alcohol.

Town and Country Planning

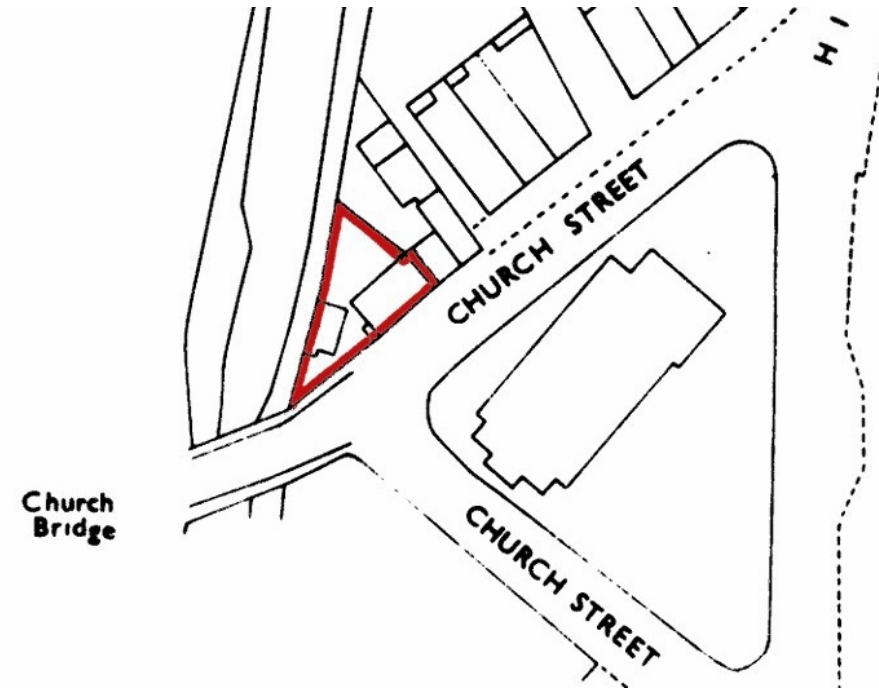
We are informed that the property is Grade II Listed and lies within a Conservation Area.

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.

Stock in Trade

There is no stock to be bought by the successful Buyer.





The Boat Inn Church Street, Wednesfield, Wolverhampton, West Midlands, WV11 1SS For Sale Freehold £149,950



Existing Photographs



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See: Floor Plans





Business Rates

Rateable Value £12,000.

EPC

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

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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