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THE
PRINCE
ALBERT



THE PRINCE ALBERT



Prince Albert Hotel

Railway Street, Wolverhampton, West Midlands, WV1 1LG

Highly Attractive Wolverhampton City Centre Public house - £550,000.



Key Features

- Highly Attractive Wolverhampton City Centre Public house.
- Central location to train and bus station, entertainment circuit, shops and Wolverhampton Wanderers FC.
- Ground floor open plan bar, first floor function room, extensive living accommodation/rooms on upper floors.
- Rare City Centre large beer patio.
- Well located public house with potential for Bar and Grill operation and further development of upper floors.

Location

The property is located in Wolverhampton City Centre within 400 yards of the bus and train stations, the line of the Midland Metro tram network lies adjoining and the historic Chubb building with its mix of business and leisure users is to the rear. Furthermore, the property is on the evening and entertainment circuit within Wolverhampton with the Grand Theatre virtually opposite. The property benefits from good daytime footfall, is only a short distance from the main retail facilities and is well placed to generate trade from the Wolverhampton Wanderers FC.

Description

The property comprises an attractive Grade II listed four storey Victorian building with ornate detailing to the mullion windows and elevations beneath pitched slated roofs. The public house benefits from a large beer patio to the Fryer Street frontage and also an area of concrete hardstanding to the rear to allow on site parking or extension of the external trading areas subject to the relevant consents. The site area is circa 0.113 acres and the footprint is 2556 sf. (Nimbus Maps).

Accommodation

Ground Floor: Well decorated and presented open plan bar with servery, original timber and tiled back fittings, mainly timber floor, fixed leatherette seating booths and in total there is seating for circa 50 customers. Gentlemen's, Ladies' and accessible customer lavatories. To rear of servery, there is a fitted catering kitchen with small wash up off. The hallway from Railway Street provides access to the rear area of hardstanding and stairs to basement and upper floors. **First Floor:** Landing with Gentlemen's customer lavatories, function room with servery, raised stage and raised DJ area. Seating for 40 customers. Adjoining Library room with seating for 10 customers, Ladies customer lavatories. **Second Floor:** Four double bedrooms with bathroom and kitchen. **Third floor:** Four disused rooms within the attic/roof space. **Basement:** Two general stores, main beer cellar, keg store with drop. **Outside:** Large attractive beer patio at various levels with part brick paviours, part shale, part decked flooring, timber framed pergolas, outside bar servery and metal framed DJ platform and console. There is outside seating for circa 60 customers. The barrel drop is located within the beer patio.

Tenure

The property is held freehold and is to be made available with vacant possession. The property is held under 2 titles. The main title is SF58130. The second title is in relation to the land which forms the beer patio under title WM428692.

Services

We are informed that all mains services are connected to the property.

Licences

The property holds the benefit of a Premises Licence.

Town and Country Planning

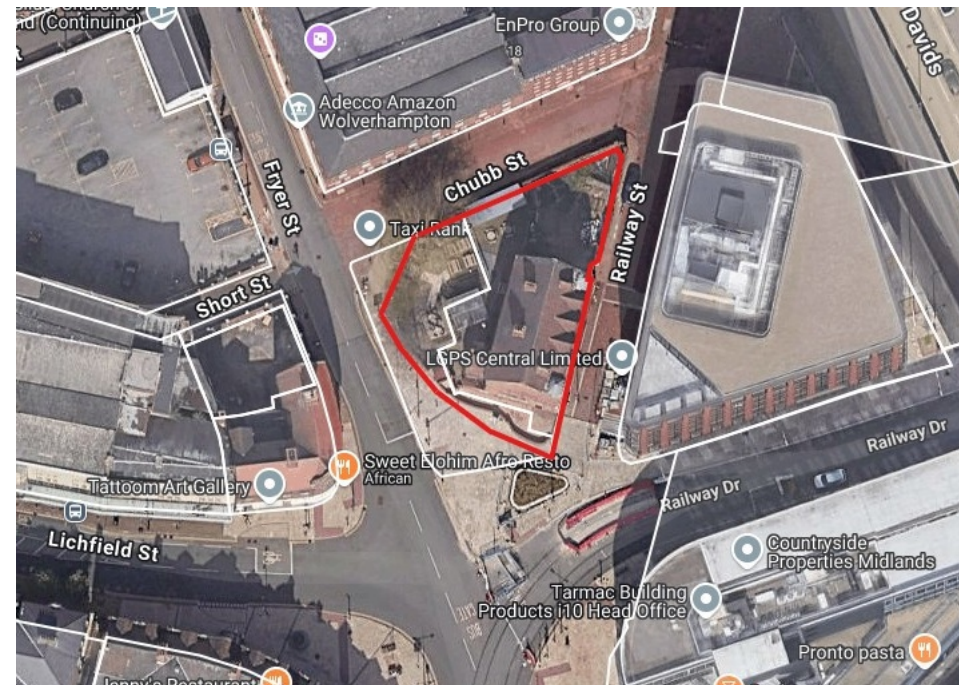
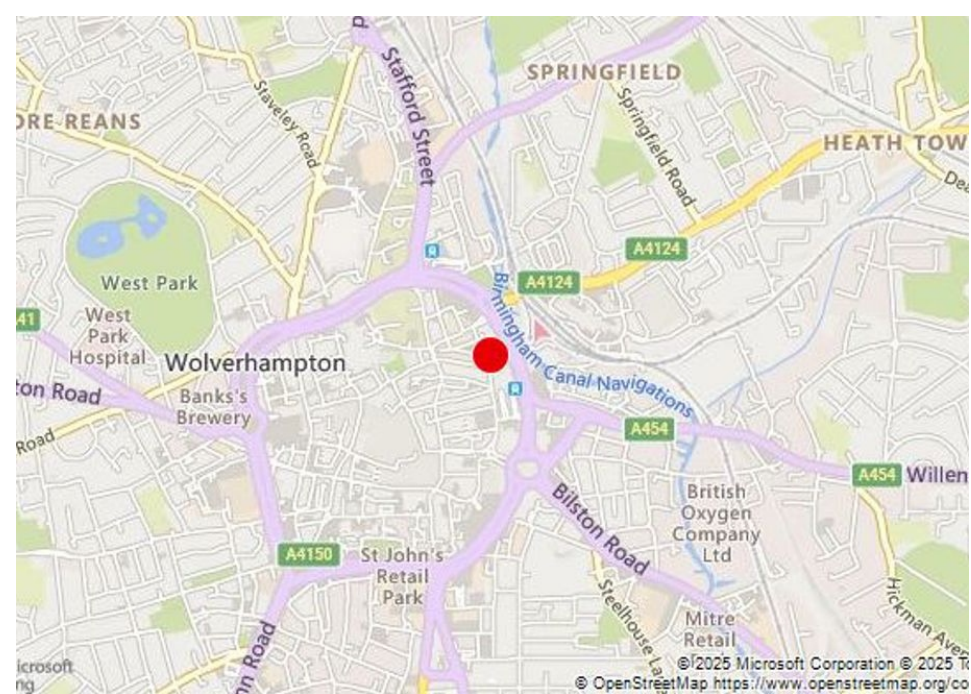
The property lies within Wolverhampton Conservation Area and is a Grade II Listed Building.

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

The Buyer is to acquire stock in trade and unbranded glassware at valuation on completion.





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For Sale Freehold £550,000

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Business Rates

Rateable value £29,000.

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

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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