



## Horse & Jockey

33 Walsall Road, Darlaston, West Midlands, WS10 9JS

Freehold Black Country Pub and development site - £395,000.



## Key Features

- Busy main A Road location.
- Densely populated residential area.
- Short distance from Darlaston town centre.
- Site area 0.34 acres.
- Suitable for a range of commercial and residential uses STP.

## Location

The property is located on Walsall Road the A4038, at its junction with Avenue Road a short distance from Darlaston town centre. This is a very well populated residential area providing an immediate local catchment and in addition the Walsall Road is a busy route leading from Darlaston to Wednesbury and Walsall providing a good deal of passing traffic throughout the day.

## Description

The public house is of two storey brick construction beneath pitched roofs with rendered front and side elevations together with various similar single and two storey extensions to the rear.

The property also benefits from a surfaced car park providing circa 20 car parking spaces together with a rear beer garden patio.

The site area is 0.34 acres and the footprint 1,845 sq. ft. (Source Nimbus Maps).

[Google Street View](#)

## Accommodation

### Ground Floor

The public bar which is part carpeted features upholstered fixed seating and brick fireplace (20 customers), lounge part quarry tiled floor, fixed upholstered seating, timber panelled servery (seating 30 customers), prep kitchen, ladies and gentlemen's customer lavatories.

### First Floor

Part fitted domestic kitchen, two bedrooms, lounge with adjoining additional reception room and bathroom. There is also a covered balcony.

### Second Floor

Bedroom.

### Basement

Beer cellar with barrel drop.

## Stock in Trade

The property is closed and there will be no stock to be purchased upon completion.

## Development Potential

The property lies in a well populated, established residential area a short distance from Darlaston town centre and on a busy A Road and therefore is suitable for conversion/development for a range of commercial and residential uses subject to planning.

## Tenure

The property is freehold under title number WM949527 and is available with the benefit of vacant possession.

## Services

We are informed that all main services are available to the property but prospective purchasers should make their own enquiries in this regard.

## Licences

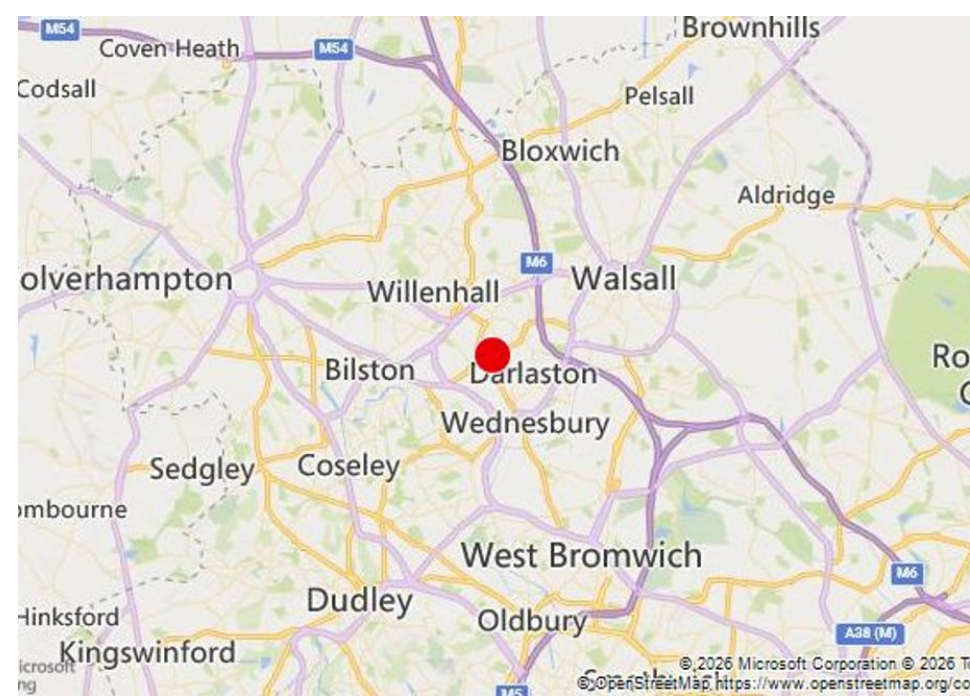
The property holds the benefit of a Premises Licence.

## Town and Country Planning

The property is not listed nor in a Conservation Area. Outline planning consent was granted for a development of 4 flats in the car park in 2016.

## Fixtures and Fittings

The property is closed and vacant and there are no fixtures and fittings to be bought.





### **Business Rates**

The Rateable Value is £7,200 with effect from April 2026

### **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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