

**FOR SALE FREEHOLD – GUIDE PRICE: £295,000 PLUS VAT
BRIDGE TAVERN, 2-3 BENTLEY LANE, WILLENHALL, WEST
MIDLANDS, WV12 4AA**



- Substantial three storey detached pub located in the town of Willenhall
- Extensive internal trading areas which can accommodate in excess of 60 covers
- Prominent position fronting the A462 with a traffic flow of around 14,000 vehicles per day
- Alternate use potential, subject to obtaining the necessary consents
- Likely to be of interest to local licensed operators, developers, builders and investors

Location

The property is located in Short Heath which is a residential area around 2 miles north east of the market town of Willenhall. The pub sits on a corner plot and fronts Bentley Lane and High Road (A462) and there is a canal located to the rear of the site. The area is well connected with the A462 and M6 motorway which runs along the eastern edge of the Short Heath boundary, with Junction 10 being approximately 0.7 miles away.

The surrounding area is comprised of a mix of residential dwellings (including a block of flats, terraced/semi-detached and detached houses) as well as a C-Store, a car dealership, a number of retail units, a nursery and a pub called the United Kingdom Inn.

Property Description

The Bridge Tavern is a three storey detached property of brick construction with painted and rendered elevations beneath a pitched tiled roof with additions to the side and rear.

Accommodation

The ground floor is comprised of an open plan bar area which can accommodate around 25 covers, a separate area with a stage, a seating area to the side of the bar for around 16 covers plus a seating area to the rear of the building for around 20 covers. There is also a further small trading area which includes the pool table and has perimeter seating.

Ancillary areas include customer WC's, catering kitchen, various stores and a basement cellar.

The private accommodation is situated across the first and second floors of the pub. The first floor is comprised of two double bedrooms, lounge, bathroom and domestic kitchen. The second floor is comprised of three double bedrooms and a small store. The upper floors are in poor condition and require investment.

Externally, there is a seating area to the rear of the pub for around 12 covers plus a decked area which which can accommodate around 65 covers, private yard, external store and car parking for around 16 vehicles.

The building's ground floor external footprint is around 3,367 sq ft and it sits on a plot size amounting to circa 0.23 of an acre - (Source: Nimbus Maps).

The property will appeal to local licensed operators, developers, builders and investors.

Tenure

Freehold. The pub is held under two separate titles, Title Number: SF14496 & Title Number: WM56556 and is shown on the Title Plans included on page 4, outlined in red.

Planning & Development

We have made enquiries with the local authority and confirm that the property is not nationally listed (by Historic England) but is locally listed. The property is not within a conservation area. For further information please contact the local authority.

Services

We are advised that the property is connected to all mains services.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday - Thursday 10:00am - 12:00am

Friday - Saturday 10:00am - 01:00am

Sunday 12:00pm - 12:00am

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £9,500 with effect from 1st April 2023. 100% small business rates relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



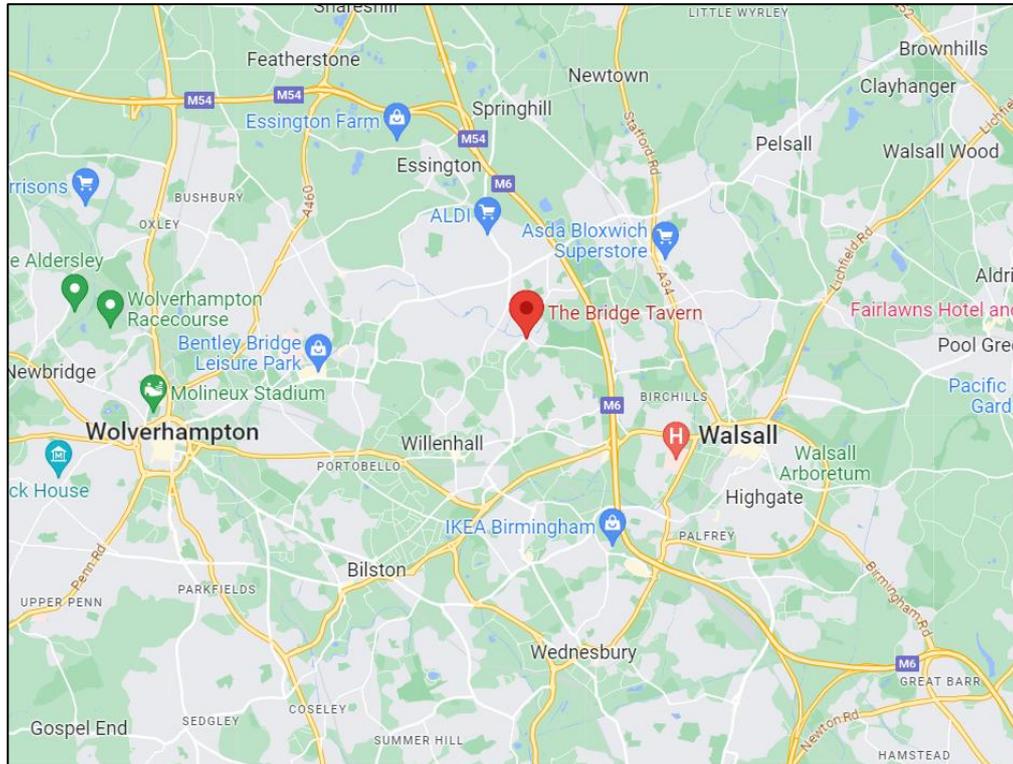
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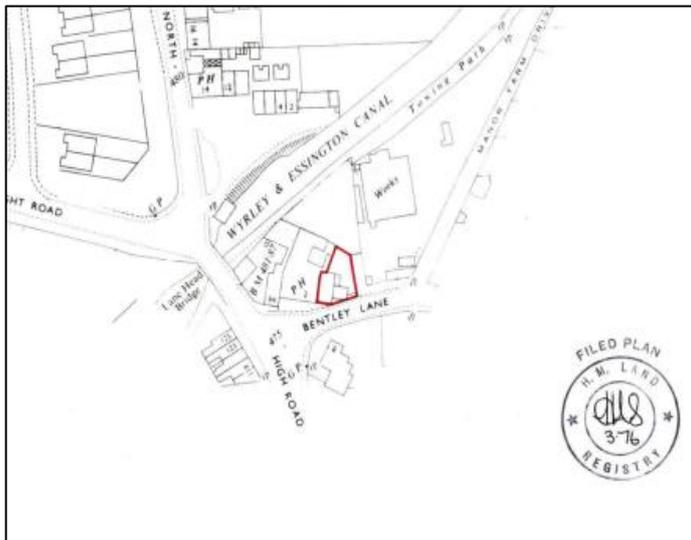
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Location Plan



Title Plans



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Our Services & Offices

