

**FOR SALE FREEHOLD - GUIDE PRICE: £195,000 + VAT**  
**THE WATERING TROUGH, ABLEWELL STREET, WALSALL,**  
**WS1 2EU**



- Three storey public house located in the market town of Walsall, West Midlands
- Situated on the eastern edge of the town centre, fronting Ablewell Street
- Attractive premises licence permitting the sale of alcohol until 2am, Monday to Saturday
- Generous private accommodation across two upper floors, comprising four bedrooms, lounge, office, kitchen and bathroom
- The property will appeal to local/regional licensed operators, developers and investors
- Potential for alternate uses, subject to gaining the necessary planning consents

## Location

Walsall is a historic market town in the West Midlands with a diverse industrial heritage, particularly in saddlery and leather manufacturing. The town is located approximately 9 miles north-west of Birmingham, 7 miles east of Wolverhampton and 9 miles south-west of Lichfield.

Walsall benefits from good transport connections, including direct rail services to Birmingham and Wolverhampton, and convenient access to the M6 motorway, providing strong regional connectivity.

The Watering Trough occupies a prominent position fronting Ablewell Street on the eastern edge of the town centre. Surrounding occupiers comprise a mix of independent retailers, cafes and takeaways. A Lidl supermarket is located slightly further along Ablewell Street, supporting local footfall. The property is approximately a 10-minute walk from Walsall train station.

## Property Description

The Watering Trough is a three-storey mid-terrace property of brick construction beneath a pitched tiled roof, with later single-storey additions to the rear.

## Accommodation

The ground floor comprises of an open plan, interconnecting bar and snug, both of which have their own bar serveries. The main bar has a dedicated games area for pool and darts, as well as a stage which is suitable for live music/entertainment.

Ancillary areas include customer WC's, basement beer store, redundant kitchenette and various storage areas.

The private accommodation is arranged across the first and second floors and provides four bedrooms, a lounge, office, kitchen and bathroom.

Externally, the property benefits from a good-sized, tiered rear terrace.

There is no formal right of way to or from the property across the neighbour's property at the rear. The property will be sold without any agreed access rights in place at the rear.

The property's Gross External Area is around 1,736 square feet and it sits on a plot size amounting to circa 0.11 of an acre.

## Tenure

Freehold. The property is held under Title Number SF56450 and the Title Plan is included on page 4.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. The site is located within the Walsall conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

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

Monday to Saturday 11:00 am to 2:00 am  
Sunday 11:00 am to 11:30 pm

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £12,000 with effect from 1st April 2023, increasing to £12,500 from 1st April 2026. 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



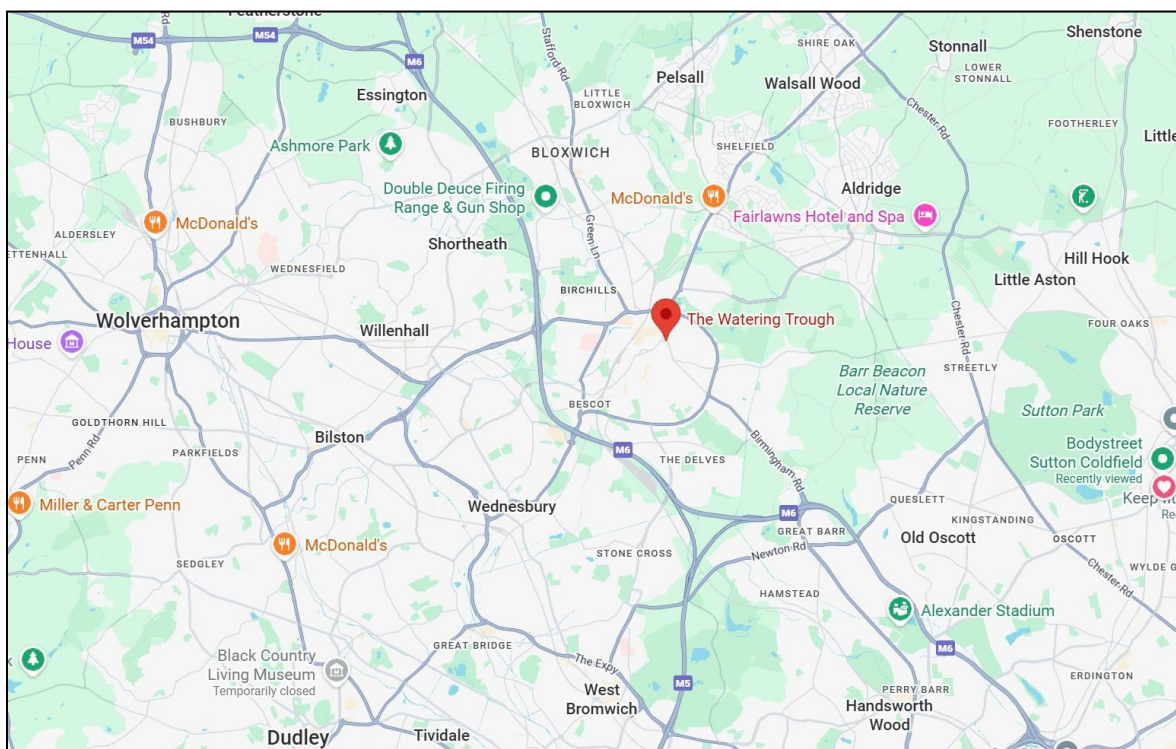
Contact: George Walker  
Tel: 07359213606  
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## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

