

A rare opportunity to own your own “piece of history” established former Freehouse, Brewery, B&B and Offices - Redevelopment Potential

FOR SALE



- Well known former freehouse
- Excellent character & order throughout
- 4 Letting rooms
- car park (10)
- Potential to increase income
- Site Development Potential (STP)

THE WINDSOR CASTLE - STOURBRIDGE ROAD DY9 7DG

**WALTON
&
HIPKISS**

COMMERCIAL, LAND & NEW HOMES

 **RICS**
Regulated Firm

KIDDERMINSTER
01562 519 777

STOURBRIDGE
01384 392 371

HAGLEY
01562 886 688

- **Well known and prominent freehouse**
- **Excellent character & order throughout**
- **4 Letting rooms**
- **External drinking area & car park (10)**
- **Site Development Potential**

The Windsor Castle holds an extremely prominent position at the very busy crossroads junction for the A4036 Pedmore Road and the A458 Stourbridge Road easy access to Stourbridge and Halesowen Town Centres and Merry Hill Shopping Centre and The Waterfront.

The town's train station is close by with links directly into Birmingham City Centre and beyond.

DESCRIPTION - The Property is in 3 elements, the main building is a roadside two-storey brick built pub. To the right-hand side, and connected at ground floor level, is the also two-storey Bar with offices above. Secondly the former Brewery and thirdly a private car park

Externally there is a small decked drinking area to the side; car parking for about 10 vehicles and the Printworks Brewery

INVESTMENT POTENTIAL

- **Extension of buildings**
- **Extension of Letting Rooms**
- **Redevelopment (STP)**

THE WINDSOR CASTLE - The deceptively large ground floor trading space is really in five distinct parts, albeit all inter-linked and flowing seamlessly. The main Bar area is at the heart and has a flagstone floor, timber bar servery and fully fitted. The different rooms have boarded or tiled floors, pew bench seating and a Victorian style fireplace. All areas are full of character and charm and together seat around 90 whilst still leaving plenty of standing room.

Serving this is a well-fitted trade kitchen and adjacent preparation/freezer room. First Floor - a very clever more recent conversion is The Gin Room - ideal for small parties; gin and cocktail tasting or as an overspill. Customer toilets are also at this level, as are a series of four separate offices and a laundry room / kitchen.

LETTING ROOMS also at first floor, and accessed from the side. All 4 rooms are double or twin sized with two being en-suite and the other two each having their own private shower room.

OFFICES also at first floor above Hardwicke's Bar with separate access.

THE PRINTWORKS BREWERY - Previously the historic Sadler's Brewery, now good storage.

The overall property comprises approximately 7,200 sq ft gross area (668 sq m)

TENURE - The property is being offered by the Owner For Sale Freehold

PRICE - On application

PLANNING - The Windsor Castle Inn is not a listed building or in a Conservation area.

BUSINESS RATES - The property is in an area administered by Dudley Metropolitan Borough Council. The 2023 Rateable Value has been assessed at £25,000.

EPC - An Energy Performance Certificate is available - Rating c.

SERVICES - We are informed that the premises benefit from all mains services.

VAT - All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

LEGAL - Each party to pay all own costs in respect of this transaction.

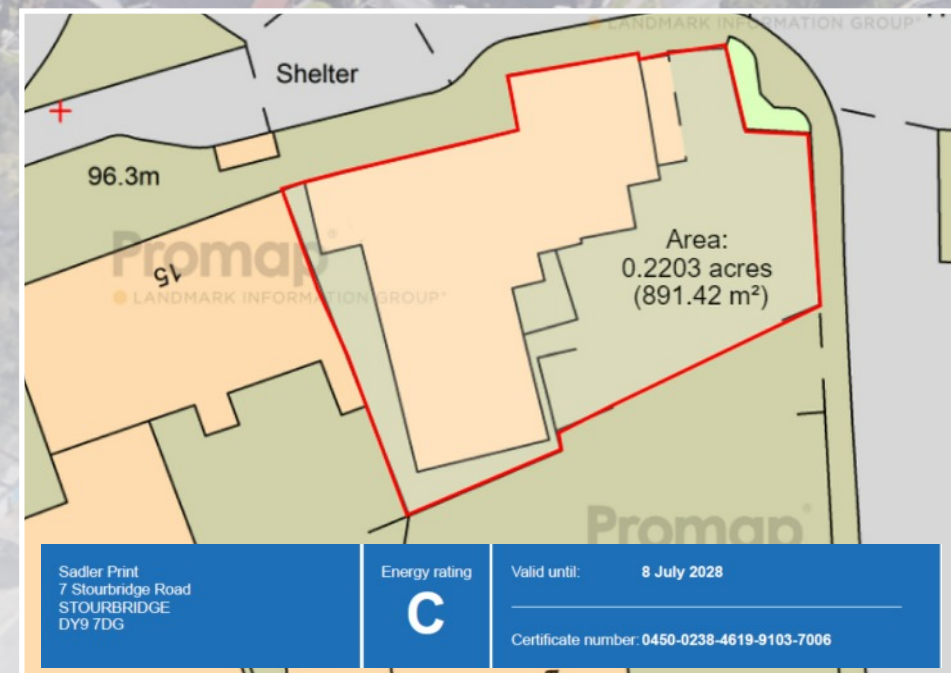
VIEWING - Strictly by appointment with the Agents. **A full legal pack is available for download please contact the Agents.**

Please contact either:

Walton & Hipkiss
01384 392371 option 3
commercial@waltonandhipkiss.co.uk







GENERAL TERMS

References The successful purchaser will need to provide proof of funding either a satisfactory bank confirmation or other form of proof of full purchase price

Anti Money Laundering The successful Purchaser will be required to submit proof of identity, in accordance with money laundering regulations.

Fixtures & Fittings Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

Areas, Dimensions and Plans are deemed to be approximate only for identification purposes.