

A rare opportunity to own your own “piece of history” successful and established fully trading pub, restaurant, brewery, B&B and offices

FOR SALE may Let



- Well known and prominent freehouse
- Excellent character & order throughout
- 4 Letting rooms / Private 'Gin Bar'
- External drinking area & car park (10)
- Brewery & Equipment included
- Potential to increase income
- Site Development Potential

THE WINDSOR CASTLE - PRINTWORKS BREWERY & DR HARDWICKES GIN BAR - STOURBRIDGE DY9 7DG

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01562 519 777

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- **Well known and prominent freehouse**
- **Excellent character & order throughout**
- **4 Letting rooms / Private 'Gin Bar'**
- **External drinking area & car park (10)**
- **Brewery & Equipment included**
- **Potential to increase income**
- **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 Dr Hardwicke's Gin & Cocktail Bar with offices above. Secondly the 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**
- **Extension of Brewery**
- **Extension of offer and timings (subject to license)**

TRADE - The Windsor Castle is a well-known and popular venue which has the ability to appeal to a very wide cross-section of custom from

young to old; drinkers to diners with private parties and residential letting accommodation on top. In respect of sales, in the year ended 30th September 2022, the pub recorded sales of £454,900 net of VAT with a Gross Profit margin of 65%. These figures do not include any free-trade or mail order sales from the Printworks Brewery.

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, high tables and resident piano. 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.

BEER STORES the chilled beer stores are at ground floor level immediately to the rear of the bar servery.

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

THE PRINTWORKS BREWERY - Previously the historic Sadler's Brewery, the production plant which lies immediately to the rear of the pub, was rebranded as Printworks Brewery in 2019. Including brewing, fermenting and cold rooms, the brewery has a capacity of 60 brewers barrels per week.

NB: The brewery building can be either included or excluded from any sale or letting, as can the brewing equipment.

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

TENURE - The property is being offered by the Owner For Sale Freehold or possibly To Let. Depending on whether the brewery is included or not, either free-of-tie or partially tied leases may be available.

PRICE - On application

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

LICENCES - A premises licence prevails, the main licensable activities are :

Sale by retail of alcohol for consumption on and off the premises:

Monday to Sunday 09:00 am to 12.00 pm

Live Music: Thursday to Sunday 6.00 pm to 12.00 pm

Recorded Music: Monday to Sunday 09:00 am to 12.00 pm.

Wholesale license - sell alcohol to another business

Warehousing license - pay beer duty when leaves premises.

A full legal pack is available for download please contact the Agents.

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.

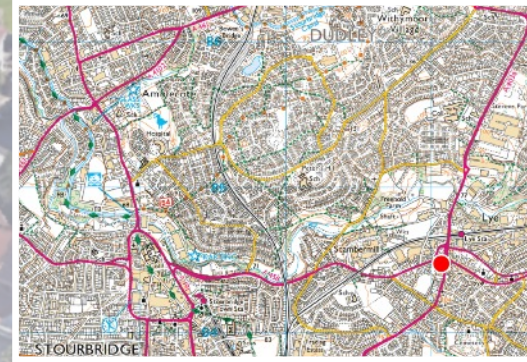
VIEWING - Strictly by appointment with the Agents.

Please contact either:

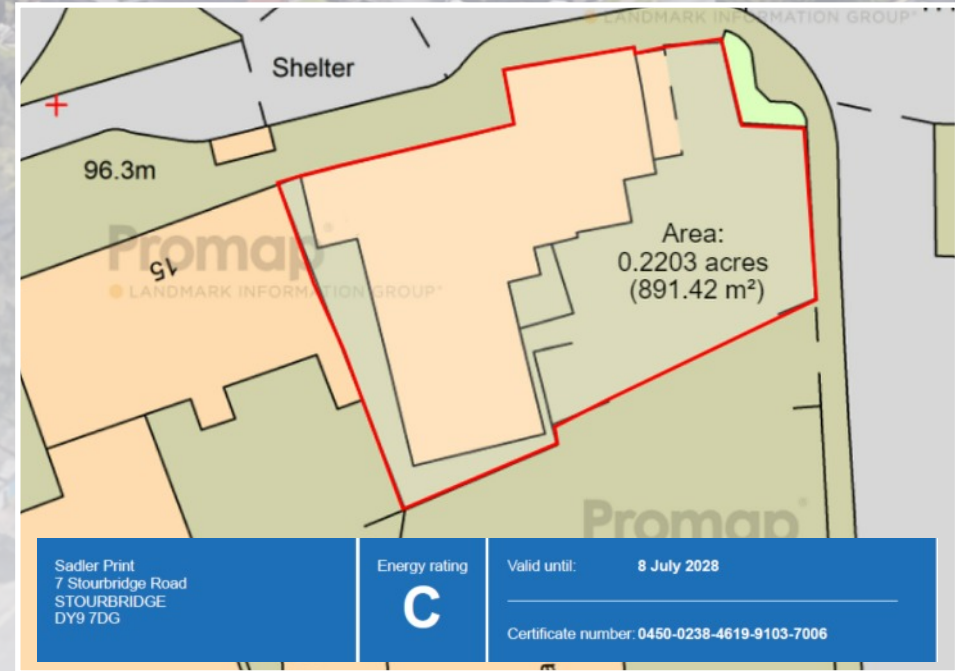
Alan Knight, Walton & Hipkiss
01384 392371
ak@waltonandhipkiss.co.uk
Andy Tudor, Fleurets
0121 236 5252
andy.tudor@fleurets.com







On instructions of the Owners
Joint Sale / Letting Agents



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.