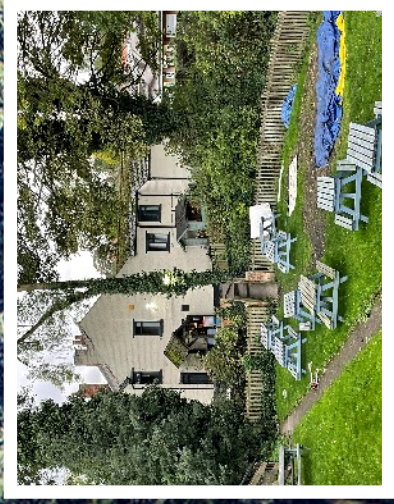


PRIME PUBLIC HOUSE / REDEVELOPMENT OPPORTUNITY

FOR SALE



Energy rating

D

Bookings: 01562 519 777
 Bourne Street: 01562 519 777
 DY3 1AF

NEW EPC AWAITED

This is a new EPC
 18 August 2020

Contact: Helen
 0783 393 6478 44803798

On instructions of Richmond Hill Breweries

THE BROOK INN BOURNE STREET WOODSETTON DY3 1AF

WALTON & HIPKISS



KIDDERMINSTER
01562 519 777

STOURBRIDGE
01384 392 371

HAGLEY
011562 886 688

COMMERCIAL, LAND & NEW HOMES

LOCATION

The property is located on Bourne Street Woodsetton established & popular residential location with Sedgley and Dudley Town Centres close by and surrounded by open parkland. The location is close to all amenities and public transport.

DESCRIPTION

The properties comprise a detached and extended Public House with approximately **3,500 sq ft (325 sq m)** of useable space sitting within an overall site of approximately **0.94 acres**. The Brook has a large beer garden and outside entertaining area along with a wooded area and small stream.
The property lends itself to use as a Public House or alternatively for residential conversion into apartments.

Plans have been drawn (available from the Agents) for conversion into 3 x one bed, 1 x two bed and 1 x three bed apartment with car parking and potential for further development in the grounds (subject to planning).

The property has a shared access with the Woodsetton Medical Centre, the freehold is shown on the plan edged red.

POTENTIAL

The property provides excellent opportunity for the following :

- Conversion to apartments / house
- Potential for Extension / further development (STP)
- Licensed premises / hospitality / restaurant
- Children's Nursery

We advise all potential purchasers to satisfy themselves regarding current or intended alternative uses of the property and seek planning consents as appropriate from the Planning Authority - Dudley Metropolitan District Council

ACCOMMODATION

The property comprises a fully trading and fitted Public House with self contained large four bedroom flat above, full pub kitchen and cellarage area with various lounges and public areas - floor plans are available from the Agents.

Externally the site comprises a large beer garden / entertainment / barbeque area, woodland and stream along with private parking.

TENURE the Property is freehold.

PURCHASE PRICE OIRO £425,000 (Subject to Contract) - the pub equipment maybe available by separate negotiation.

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

UTILITIES We understand the property has all main services - not tested.

INSURANCE The Owner will maintain Buildings Insurance until completion of a sale.

BUSINESS RATES / COUNCIL TAX Prospective purchasers should confirm rates liability with the Local Authority. The current rateable value is £4,000 as at April 2023.

VAT We understand VAT will be charged on the sale of this property.

EPC The property has an EPC rating of D which expired in August 2023 - a new EPC will be provided if required.

VIEWING Full inspection viewings can be **arranged strictly with the Agents**.

GENERAL TERMS

VAT will be levied on the purchase price.
Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

References / Funding

The successful Purchaser will need to provide either a satisfactory bank reference and proof of funding

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

All areas and dimensions are deemed to be approximate only.

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