

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE**

**THREE STOREY PUBLIC HOUSE WITH REAR CAR  
PARK – SUITABLE FOR REDEVELOPMENT (STP)**



**THE OLD COURTHOUSE, 55 HIGH STREET,  
KINGSWINFORD, DY6 8AX**

**5,083 SQ FT (472.1 SQ M) – TOTAL SITE AREA: 0.56 ACRES**

- FREEHOLD PROPERTY
- CAR PARK INCLUDED
- MAIN ROAD FRONTAGE
- GRADE II LISTED BUILDING

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on High Street in Kingswinford. Local amenities situated within close proximity include supermarkets, bank and various high street and independent retailers. The main A491 is located approximately ½ mile away which in turn provides access to Wolverhampton, Stourbridge & Bromsgrove.

## DESCRIPTION

The property comprises a three storey Grade II listed building of brick-built construction surmounted by a pitched slate roof. Internally, the property benefits from open plan accommodation on the ground floor which includes carpet & wooden flooring, plaster & painted walls, WC facilities, a kitchen and bar area. The first & second floor comprises of residential accommodation which benefits from carpet flooring, plaster and painted walls and ceiling & WC/shower facilities.

To the rear of the property is a large car park for approximately 60 cars which is accessed via a side road.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,874	267.0
First Floor	1,710	158.8
Second Floor	499	46.3
<b>TOTAL</b>	<b>5,083</b>	<b>472.1</b>

The Total Site Area is approximately 0.56 acres including the car park.

## PLANNING

We have been informed by the landlord that planning permission has been granted for A3/A4 use. The site may be suitable for redevelopment (STP).

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814 136.

## SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/PRICE

The freehold interest is available at a quoting price of £600,000, subject to contract.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £28,350. Rates payable will be in the region of £14,146.65 per annum.

Interested parties are advised to make their own enquiries to Dudley Metropolitan Borough Council Business Rates Department on 0300 555 8000.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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