

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**PUBLIC HOUSE WITH SELF-
CONTAINED FLAT – INCOME
PRODUCING**



**301 DUDLEY ROAD, ROWLEY REGIS
WEST MIDLANDS, B65 8NB
4,240 SQ FT (393.9 SQ M)**

- PROMINENT LOCATION
- INVESTMENT PROPERTY
- CAR PARK TO FRONT
- FREEHOLD TITLE

T: **0121 285 3535**
F: **0121 285 3536**
W: masonryoung.co.uk
E: info@masonryoung.co.uk

**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is located on the B4171 Dudley Road close to its junction with Blackberry Lane occupying a prominent corner position. The premises are located within a predominantly residential area close to Warrens Hall Nature Reserve. Rowley Regis is located within the Black Country and accesses the national motorway network from junction 2 of the M5. Rowley Regis train station is approximately 1.9 miles from the premises which provide transport links across Birmingham. Birmingham City Centre is located approximately 8 miles west from the subject premises.

DESCRIPTION

The premises comprise of a two-storey detached building of brick-built construction surmounted by a pitched tiled roof. Internally, the property offers a ground floor trading area benefitting from a laminate and tiled floor covering, carpets, plastered and painted walls and ceiling with inset light points, gas mains and an extraction canopy, the property has separate bar areas, office, kitchen, WC and disabled WC facilities. The property has a self-contained flat on the first floor, which comprises of a lounge, kitchen, WC and three bedrooms. The property has a beer cellar with pumps. Externally, there is an open space to the rear and side of the property, which acts as a beer garden. There is a car park area to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,443	319.9
First Floor	797	74
TOTAL	4,240	393.9

PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

SERVICES

We are advised all main services are connected to include mains gas, water and 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 £400,000, subject to contract.

LEASE DETAILS

The entire property is currently let on a 20-year lease with effect from 23rd October 2020 at a passing rent of £13,200 per annum exclusive. There is a rent review at the 3rd anniversary and a tenant only break option at the 5th anniversary.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £9,500. Rates payable will be in the region of £4,740 per annum. Small business rates relief may apply.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

