

**MASON  
YOUNG**  
PROPERTY CONSULTANTS

**FOR SALE**

**FORMER PUBLIC HOUSE WITH RE-DEVELOPMENT  
POTENTIAL (STP)**



**THE OLD STAGS HEAD, 65 CHURCH HILL, PENN,  
WOLVERHAMPTON, WV4 5JB**

**TOTAL SITE AREA: 1.01 ACRES (0.41 ha)**

- FORMER LICENCES PUBLIC HOUSE
- SUITABLE FOR RE-DEVELOPMENT (STP)
- LARGE ON-SITE CAR PARK (70 CPS)
- FREEHOLD TITLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property lies in a prominent location in Penn which is a suburb of Wolverhampton in the West Midlands. The premises are situated on Church Hill, close to St Bartholomew's Church. Wolverhampton City Centre lies 3 miles north of the subject premises with the M6 motorway approximately 8 miles West.

## DESCRIPTION

The premises comprise of a two-storey detached building of brick construction surmounted by a pitched tiled roof. Internally, the property offers a ground floor trading area with a self-contained flat above and outside space immediately to the rear and sides of the property. It also has the benefit of a large car park to the opposite side of Pennwood Lane which has a tarmac covering and can accommodate up to 70 vehicles.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,257	209.7
First Floor	842	78.2
Basement	265	24.6
<b>TOTAL</b>	<b>3,364</b>	<b>312.5</b>

## PLANNING

We have been informed by the landlord that planning permission has been granted for A4 (Drinking Establishments) use.

Interested parties should contact Wolverhampton City Council Planning Department on 01902 556 026.

## 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 offers in excess of £495,000, subject to contract.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £7,600. Rates payable will be in the region of £3,792.40 per annum.

Interested parties are advised to make their own enquiries to Wolverhampton City Council on 01902 551 166.

## 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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