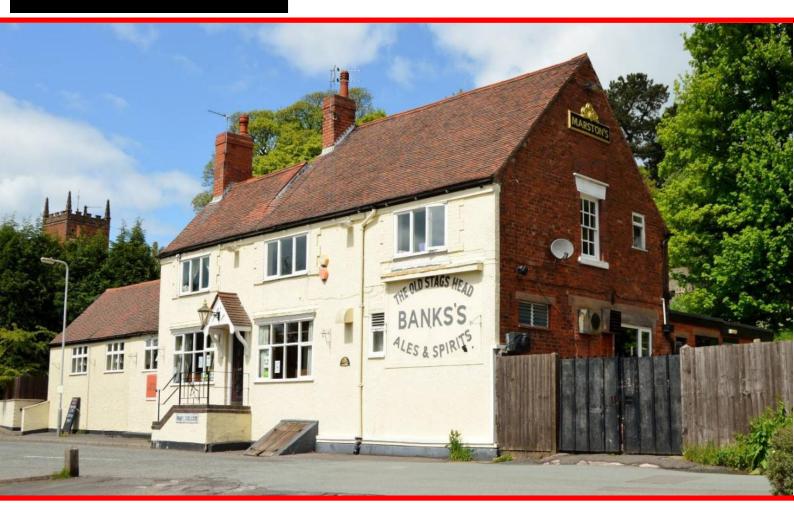


ASON FOR SALE

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

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

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 tarmacadam 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
TOTAL	3,364	312.5

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 \pounds 7,600. Rates payable will be in the region of \pounds 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

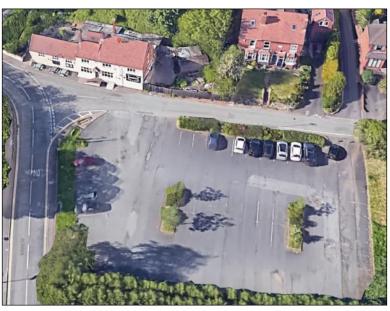
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (1) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and accupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any tile documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental adult or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters for use and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters for surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.