

**FOR SALE FREEHOLD - OFFERS INVITED**  
**PERRY HILL TAVERN, 23 PERRY HILL ROAD, OLDBURY,**  
**WEST MIDLANDS, B68 0AR**



- Substantial two storey detached pub located 1.5 miles south of Oldbury city centre
- Large plot of c. 1.166 acres
- Total GIA approximately 6,447 sq ft
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers, builders and investors
- **Best and Final Bid Deadline has been set For Thursday 17th April at midday**

## Location

Oldbury is a vibrant town in the West Midlands, located just 7 miles west of Birmingham city centre and approximately 5 miles southeast of Dudley. As part of the Sandwell metropolitan borough, it is home to around 12,000 residents. The town benefits from excellent connectivity, with major road links, including the M5 motorway, providing direct access to Birmingham, the Black Country, and beyond-making it an ideal location for both living and commuting.

Perry Hill Tavern is prominently positioned on the corner of Perry Hill Road and Tame Road, just 1.5 miles from Oldbury town centre. The area enjoys excellent transport links, with easy access to key roads such as Wolverhampton Road and Hagley Road West. The surrounding locality features a diverse mix of residential, retail, and leisure businesses, including a One Stop, Co-op, and a local retail parade.

## Property Description

The Perry Hill Tavern is a two-storey detached brick-built property under a pitched tiled roof, with a single storey side extensions to the side and rear.

## Accommodation

The property is split between a traditional public house located within the southern section of the building, with the northern section housing a restaurant operation.

The public house benefits from an entrance to the side of the property, with the front portion of the building housing a sports bar with its own small bar servery, pool table and darts board and seating for c. 30 covers.

The sports bar leads through to the rear of the property which houses a large lounge bar area with a U-shaped bar servery. The lounge area has seating capacity of c. 70 covers.

The restaurant area has its own access to the north of the site and provides for c. 45 covers, predominantly made up of fixed seating. The restaurant benefits from its own W/Cs and a small bar servery.

Ancillary areas include four sets of customer WC's, a good sized catering kitchen and a prep area, dry store and refrigeration units with an adjacent washing up area. Various stores and a large basement cellar.

The private living accommodation is situated across the first floor and comprises one large and two small double bedrooms, lounge, domestic kitchen, store, shower and a separate WC.

Externally, there is a substantial rear grassed trade garden, private yard area, smoking solution, store and car parking to the front and side of the pub for around 65 vehicles

The property's total Gross Internal Area is around 6,447 sq ft and it sits on a plot size amounting to circa 1.166 acres.

The property will appeal to local licensed operators, developers, builders and investors.

## Tenure

Freehold. The property is held under Title Number WR13844 and the Title Plan is included on page 6.

## Planning & Development

We have made enquiries with the local authority and can confirm the property does not appear to be listed or within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £9,800 with effect from 1st April 2023. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT will be applicable on the sale of this property.

## EPC

The property has an EPC rating of Band E.

## Virtual Tour

<https://my.matterport.com/show/?m=BkRH4azetkk&gt=1&help=1&ts=1>

## Viewings

Viewings are being arranged on Wednesday, 2nd April, and Wednesday, 9th April, strictly by appointment only.

If you'd like to book a spot for one of the open viewings, please contact Evi at Evi@wtscommercial.co.uk or call 0333 577 8545.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtscommercial.co.uk



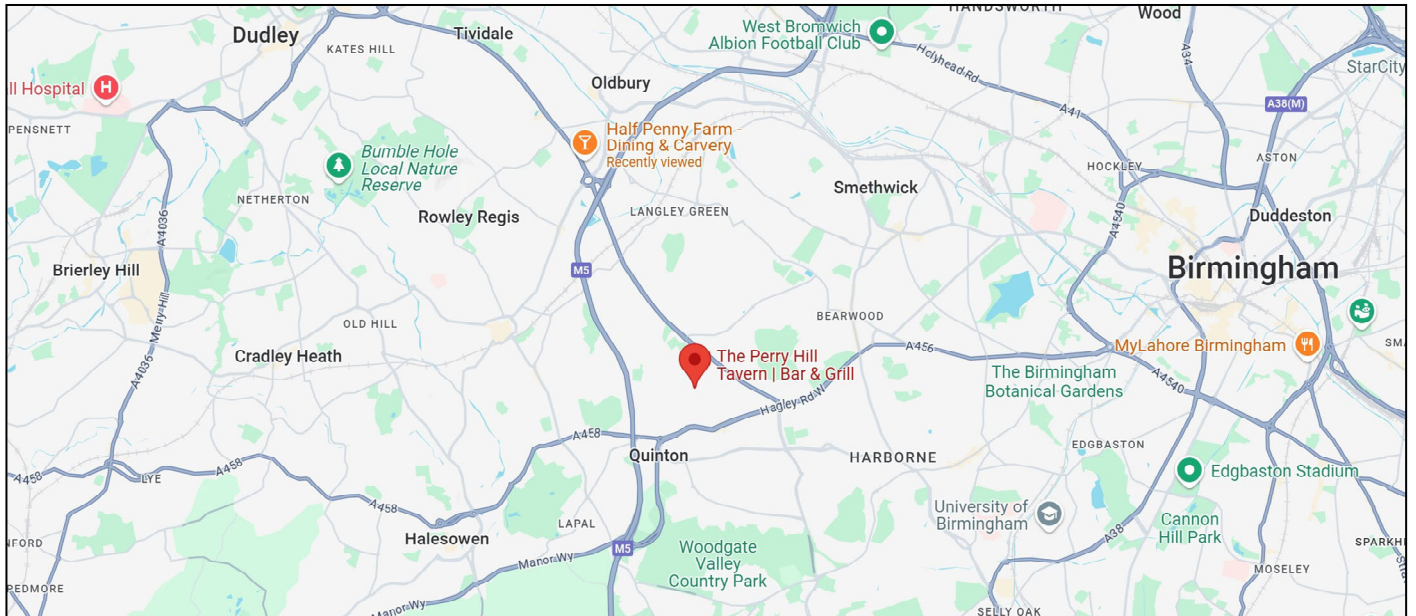
Contact: Evi Bilde  
Tel: 0333 577 8545  
Email: evi@wtscommercial.co.uk



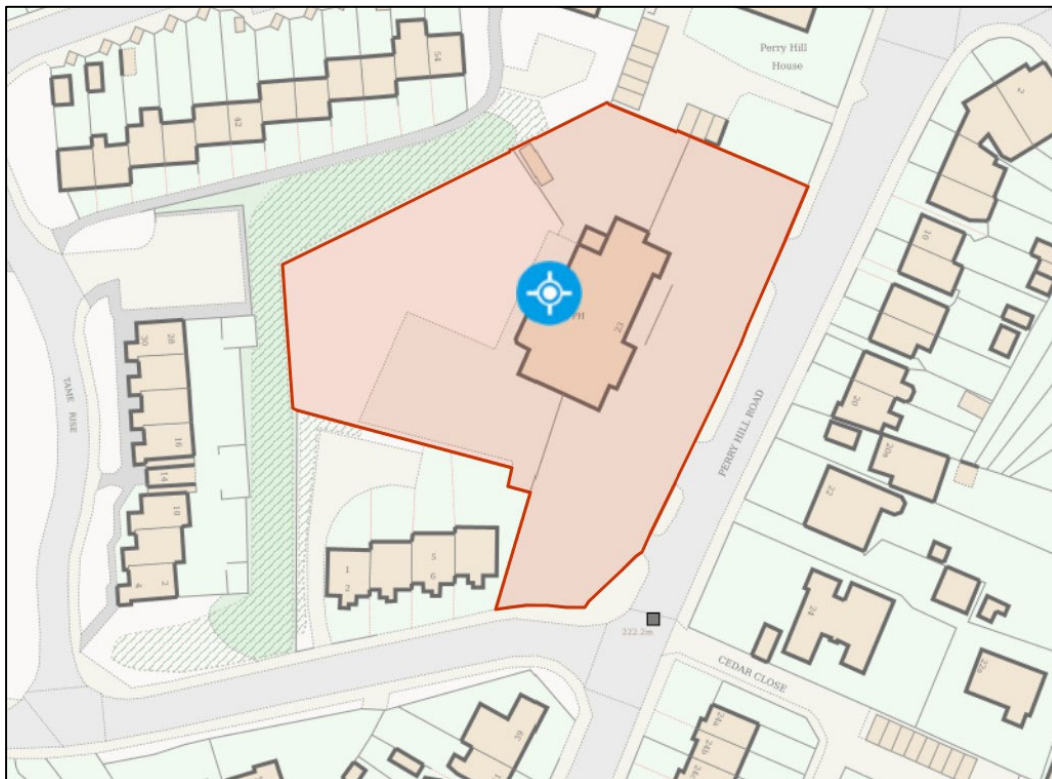


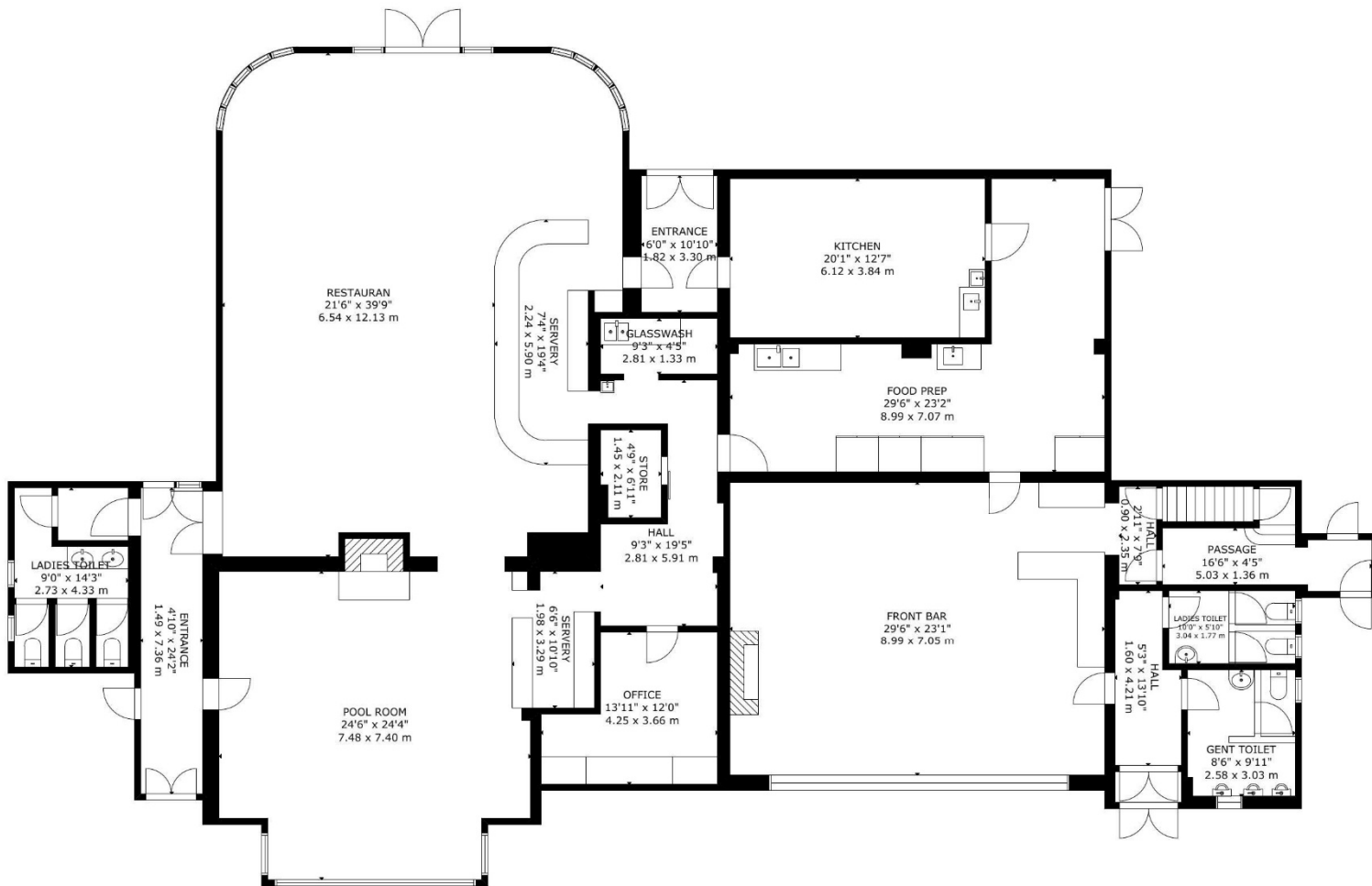


**Location Plan**

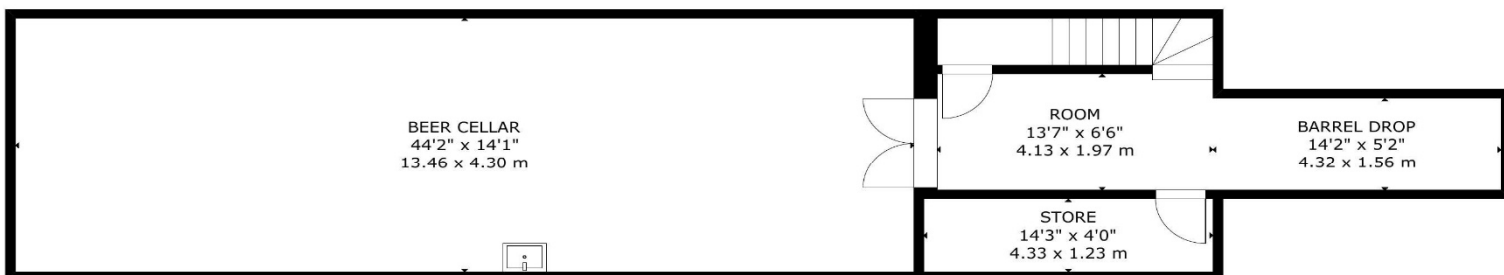


**Site Plan**

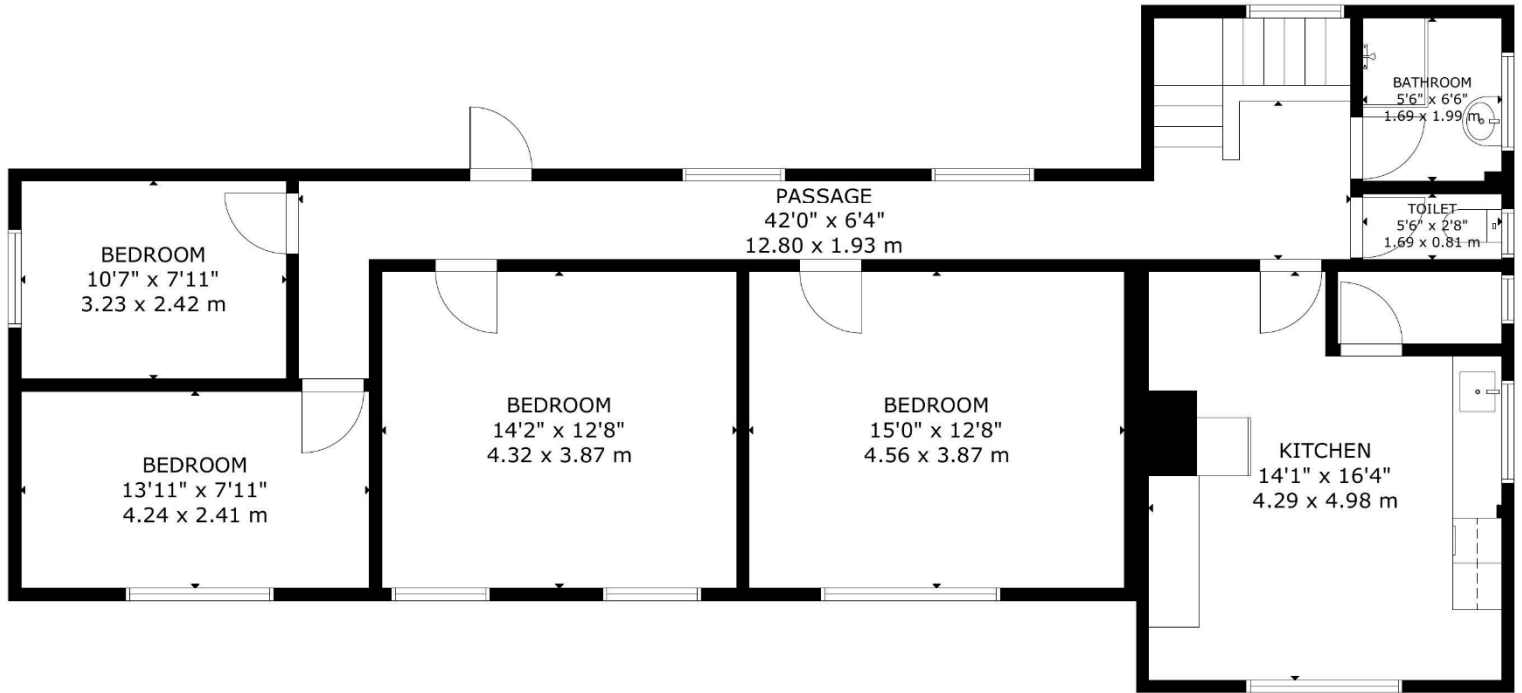




GROSS INTERNAL AREA  
TOTAL: 599 m<sup>2</sup>/6,447 sq ft  
BASEMENT: 84 m<sup>2</sup>/903 sq ft, GROUND FLOOR: 412 m<sup>2</sup>/4,437 sq ft, FIRST FLOOR: 103 m<sup>2</sup>/1,107 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



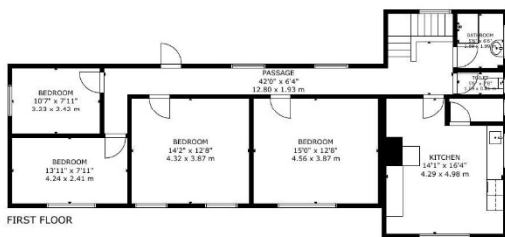
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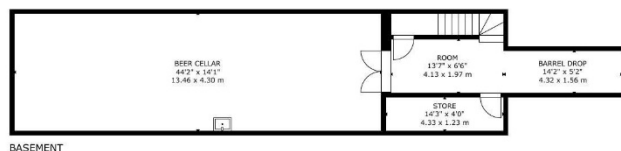
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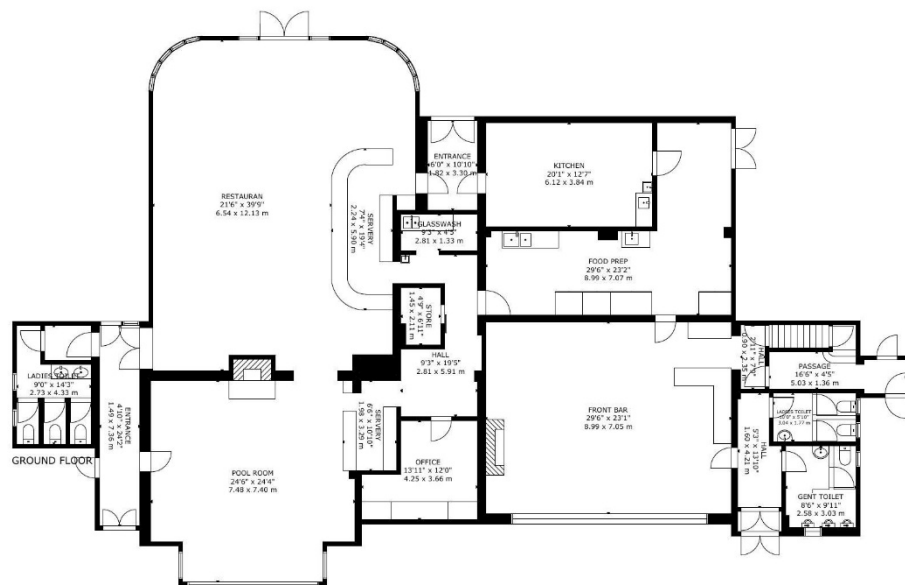
FIRST FLOOR



FIRST FLOOR



BASEMENT



GROUND FLOOR



In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Thursday, 17 April 2025**.

The following information will be required if you wish to submit an offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

**In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.**

*Please note that our client is not obliged to accept the highest offer or indeed any offer.*

**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

