

FOR SALE FREEHOLD - £1,500,000 + VAT

CONVENIENCE STORE DEVELOPMENT OPPORTUNITY AT THE FORMER RED WHITE & BLUE PH, 19 CANNOCK RD, FEATHERSTONE, WOLVERHAMPTON, WV10 7AD



- Freehold site with planning granted for mixed use development comprising ground floor convenience retail store, community pub, EV charging hub, 8 apartments and 7 residential dwellings
- Anchored by Asda Express c-store on an annual rent of £130,000 pax on an unbroken 15 year lease. EV charging rental income of £24,000 pax on a 30 year unbroken lease.
- The property will appeal to local, regional and national developers and investors

Location

Featherstone is a well-established residential suburb positioned between Wolverhampton and Cannock, both located within a 5-mile radius. The area benefits from strong regional connectivity, with Junction 11 of the M6 approximately 1.5 miles to the north and Junction 1 of the M54 just 0.4 miles to the south. Hilton Main Industrial Estate lies nearby, contributing to the area's mixed-use character.

The site occupies a prominent roadside position fronting Cannock Road (A460), a key arterial route through the region. The site offers extended frontage and excellent visibility to passing traffic.

Property Description

The site represents an exciting opportunity to acquire an attractive mixed use development and is likely to be of interest to local, regional and national developers and investors.

Accommodation

The existing building footprint extends to c. 4,236 sq ft, and the total site area is c.1.19 acres.

Tenure

Freehold. The property is held under Title Number SF455721 and the Title Plan is included on page 5.

Planning & Development

Local Authority - South Staffordshire Council.

Full planning granted for the demolition of the existing public house and erection of mixed use development comprising ground floor convenience retail store (380sqm), community pub (201sqm) with external terrace and refuse store, and 8no. apartments at first floor, 7no. dwellinghouses, car parking, drainage, access, substation and associated work. (Subject to S106 Agreement) - Planning Application Ref: 24/00663/FULM and 24/00663/AMEND. -

<https://planning.sstaffs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHHSVKOXK8T00>

Agreed Commercial Terms

Agreement for Lease in place with Asda Stores Limited for a 15 year lease at a headline annual rent of £130,000 pax. No breaks. Subject to 5 yearly rent reviews to CPI.

Agreement for Lease in place with Believ Limited for a 30 year lease for a six bay EV charging hub at a headline annual rent of £24,000 pax, subject to 5 yearly rent reviews to CPI.

Highways

Purchasers are advised to satisfy themselves of the specification of the Highways works.

S106

The developer has entered into a S106 Agreement with Staffordshire County Council.

The S106 Agreement requires four of the housing plots to be provided as affordable housing (2 x shared ownership, 2 x social housing).

The S106 Agreement also includes a contribution to Cannock Chase Special Area of Conservation of £5,500.30.

A copy of the S106 Agreement is available on request.

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.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £14,000 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

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



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Cannock Road Elevation

Scale: 1 : 100

DISCLAIMER: This drawing and the building works depicted are the copyright of Pinetree Hayward Design and may not be reproduced or amended except by permission. No liability will be accepted for amendments made by other parties.
All dimensions are to be checked on site and the Architect is to be notified of any discrepancies prior to commencement.

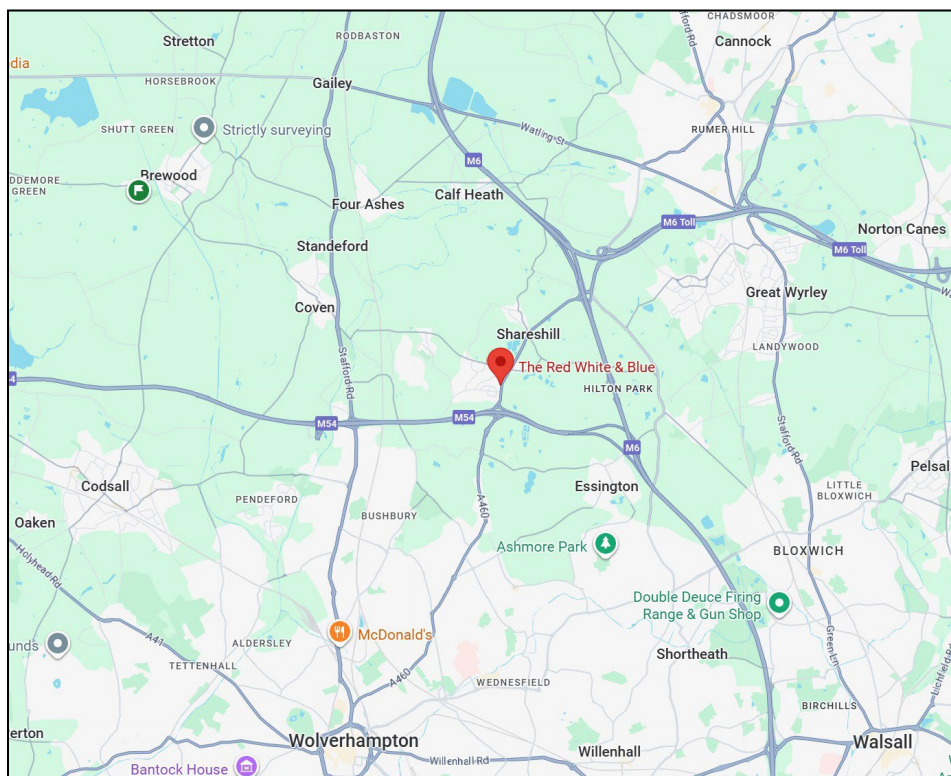
Notes

No.	Description

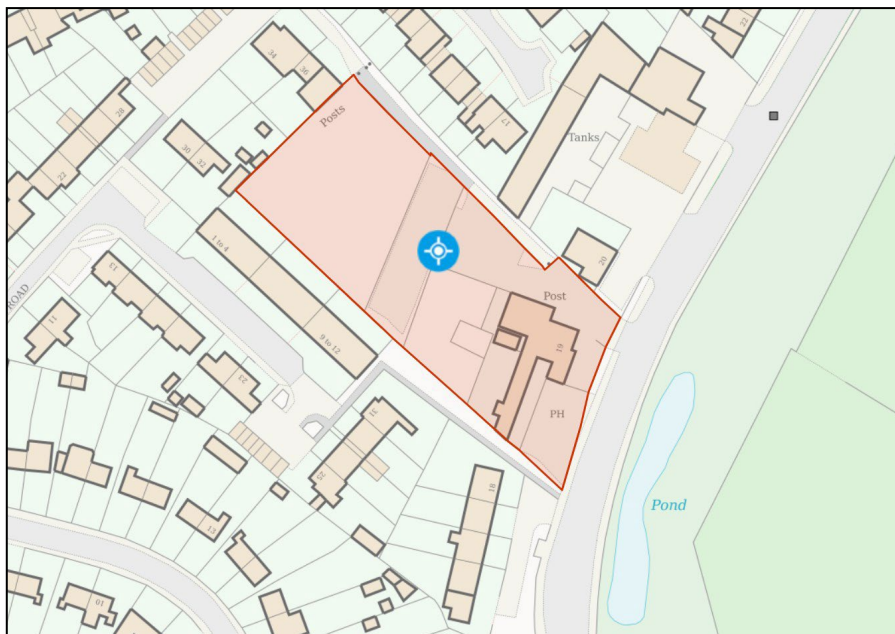


FRONTAGE

Location Plan



Site Plan



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.

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Our Services & Offices

