0333 577 8545
info@wtscommercial.co.uk
www.wtscommercial.co.uk

FOR SALE FREEHOLD – OIEO: £1,000,000 + VAT

THE WIGGINTON, WIGGINTON ROAD, TAMWORTH, B79 8RW



- Occupies a prominent roadside position in an affluent suburb to the north of Tamworth town centre
- Fully fitted, licensed premise with two distinct trading areas set around a central bar servery with large commercial kitchen
- Generous plot of c. 0.83 acres with parking for c. 55 vehicles
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to regional and national public house and restaurant operators, investors and developers

WTS Property Consultants
6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

Location

Tamworth is a historic Staffordshire market town situated approximately 15 miles northeast of Birmingham with a population of 79,000. The area benefits from strong regional connectivity, with the A5 and M42 providing direct links to Birmingham, Lichfield, Sutton Coldfield and the wider Midlands motorway network. The town has a well-established residential catchment and a mix of retail, leisure and employment uses, supported by nearby transport hubs including Tamworth railway station.

The Wiginton occupies a prominent roadside position at the junction of Wiggington Road and Browns Lane, within easy reach of Tamworth town centre. The property benefits from strong visibility to passing traffic and the surrounding area is predominantly residential with some local amenities. There are a number of nearby developments including Arkall Farm, a major multi-phase residential development of over 1,100 homes.

Property Description

The Wigginton is a part single / two-storey detached property of brick construction beneath a pitched tiled roof with numerous additions.

The property's ground floor Gross External Area is c. 6,213 sq ft and it sits on a plot size amounting to 0.83 of an acre.

Accommodation

The public house is laid out across two distinct trading areas. The first is a bar/lounge with a pool table, AWPs and serves circa 40 covers. The central servery extends into the restaurant area which serves circa 70 covers across interconnecting seating areas.

Ancillary accommodation includes gents, ladies and accessible WCs, a fully equipped commercial kitchen, glass wash, food prep room with walk in chillers and a large ground floor cellar.

The first floor benefits from; 4 double bedrooms, residential kitchen/diner, office, WC and bathroom, snug and lounge. Private accommodation can be accessed via an external entrance.

Externally there is a trade garden and a number of smoking shelters to the front and side accommodating in excess of 100 covers and car parking for circa 55 vehicles.

The site is likely to be of interest to local & regional public house and restaurant operators, retailers, property investors and developers.

Tenure

Freehold. The property is held under Title Number SF477596 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. There is a Tree Preservation Order on the site. For further information please contact the local authority.

https://planning.tamworth.gov.uk/northgate/planningexplorer/generalsearch.aspx

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.

The licensing hours permit the sale of alcohol as follows:
Sunday - Thursday: 10am - Midnight
Friday - Saturday: 10am - 1am

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £37,000 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

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

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: Harry Dowen
Tel: 07534 620 899
Email: harry@wtscommercial.co.uk

WTS
PROPERTY CONSULTANTS

0333 577 8545
info@wtscommercial.co.uk
www.wtscommercial.co.uk





WTS Property Consultants
6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

RICS

PROPERTY CONSULTANTS

0333 577 8545
info@wtscommercial.co.uk
www.wtscommercial.co.uk



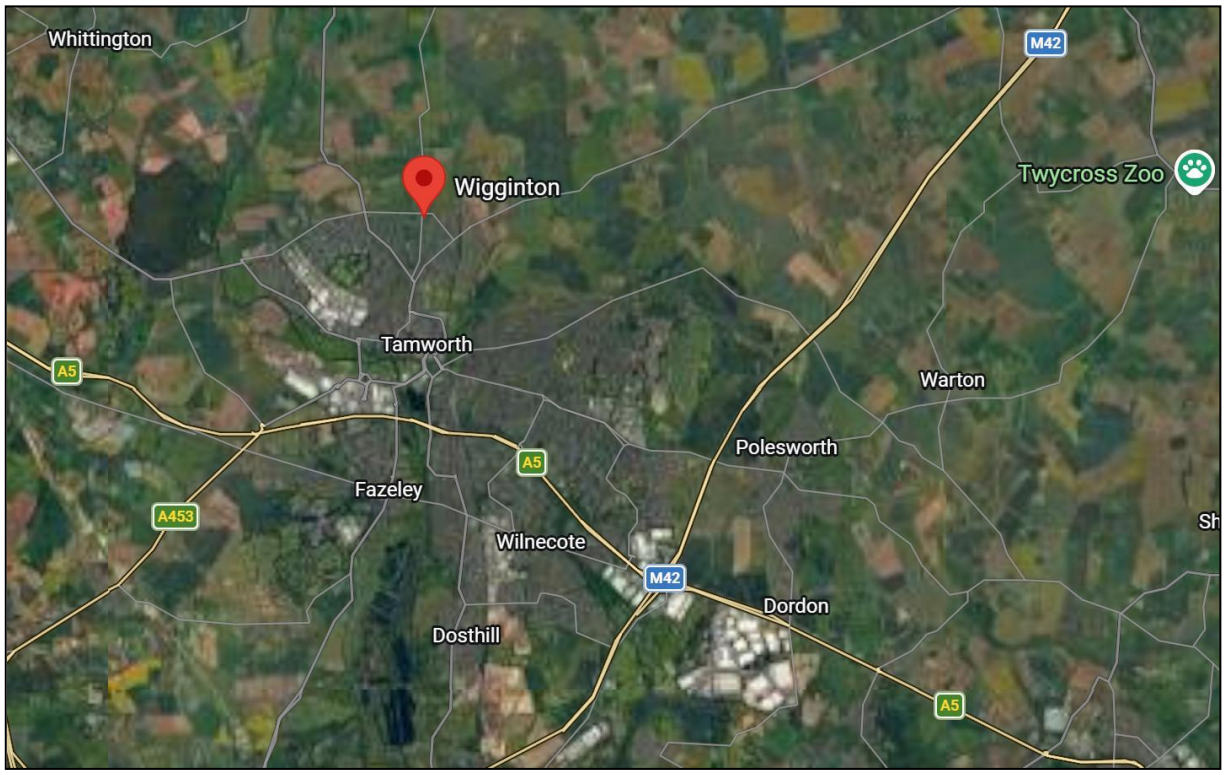


WTS Property Consultants
6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

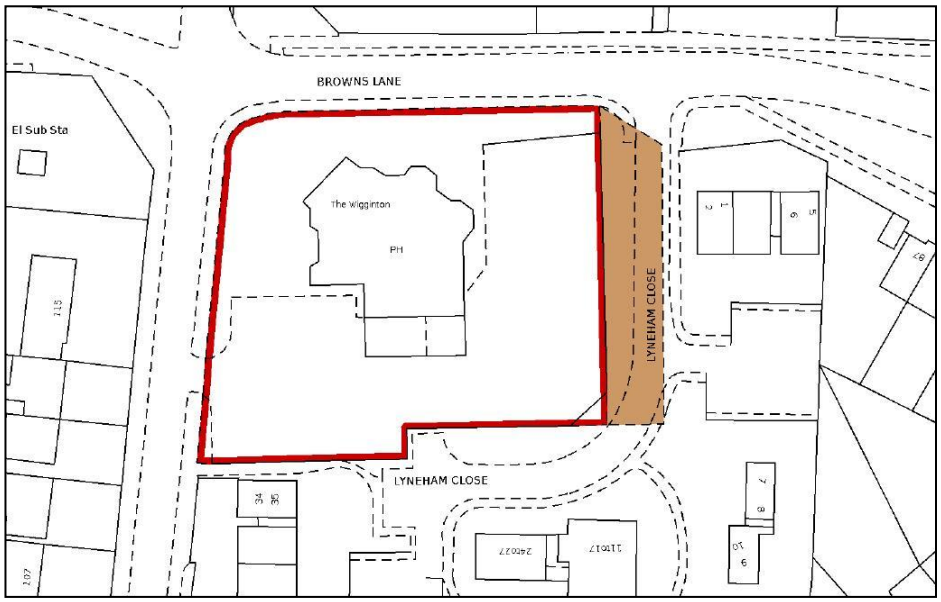
RICS

0333 577 8545
info@wtscommercial.co.uk
www.wtscommercial.co.uk

Location Plan



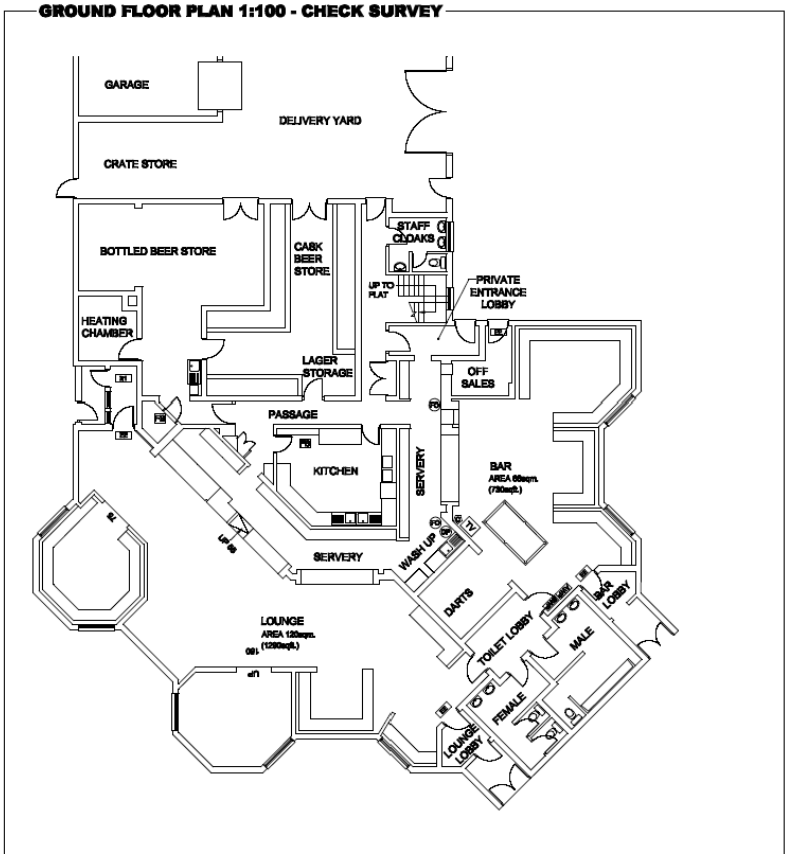
Site Plan



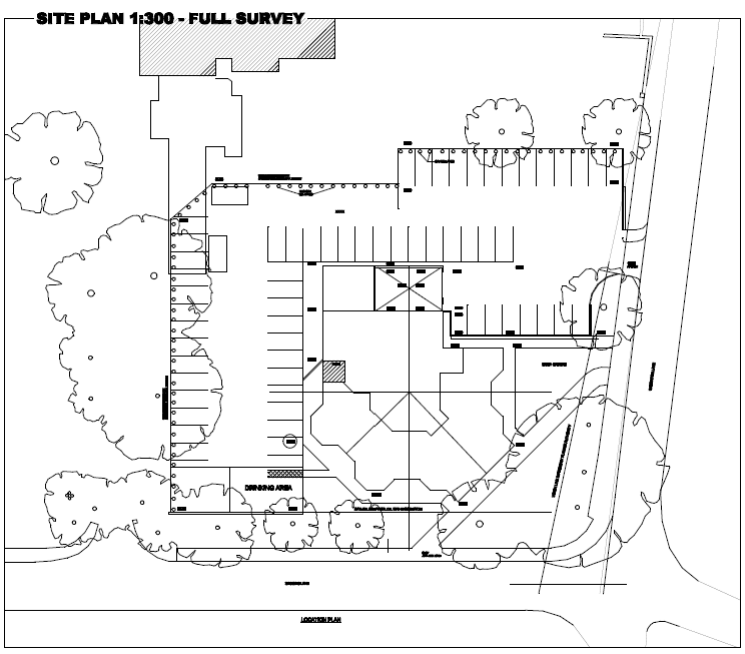
WTS Property Consultants
6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

0333 577 8545
info@wtscommercial.co.uk
www.wtscommercial.co.uk

GROUND FLOOR PLAN 1:100 - CHECK SURVEY



SITE PLAN 1:300 - FULL SURVEY



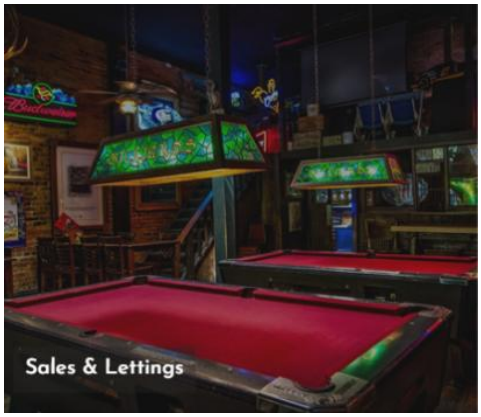
Important notice
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas 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.

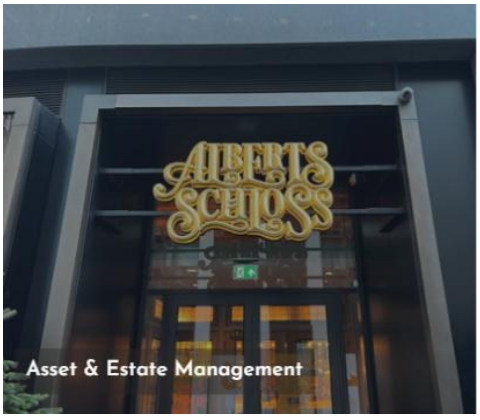
WTS
PROPERTY CONSULTANTS

0333 577 8545
info@wtscommercial.co.uk
www.wtscommercial.co.uk

Our Services & Offices







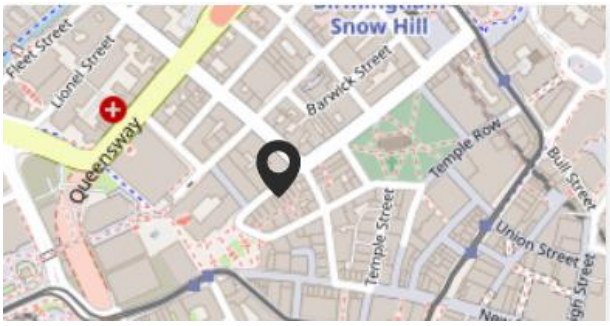














WTS Property Consultants
6 Bennetts Hill, Birmingham, B2 5ST
7-9 Henrietta Street, London, WC2E 8PS

RICS