WTS
PROPERTY CONSULTANTS

0333 577 8545
info@wtscommercial.co.uk
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FOR SALE / TO LET – GUIDE RENT £60,000 PAX

LICENSED RESTAURANT, WATLING STREET, BROWNHILLS, WALSALL, WS8 6JR



- Prominent position fronting busy Watling Street(A5) on the edge of Brownhills.
- Daily traffic flows of c. 30,000 vehicles.
- Imposing two storey property comprising 10,151 sq ft on a plot size of c. 1.186 acres.
- Preference is to let the site on a commercial FRI lease.
- Offers for the freehold may be considered.
- Likely to be of interest to restaurant, bar and grill, wedding venue and events operators.
- Alternate use potential, subject to obtaining the necessary consents.

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Location
Brownhills is a market town within the Metropolitan Borough of Walsall, located approximately 6 miles north-east of Walsall, 6 miles south-west of Lichfield and 13 miles north-west of Birmingham.

The subject property occupies a prominent position fronting Watling Street (A5), near to the junction with Chase Road. The A5 benefits from approx. 30,000 vehicle journeys per day. The surrounding area comprises a mix of commercial and residential uses, with Brownhills town centre located nearby, along with easy access to the motorway network via M6 Toll.

Property Description
The property comprises a substantial detached two-storey building of brick construction with predominantly rendered elevations beneath a series of pitched tiled roofs with various similar single storey extensions.

Accommodation
The current layout and configuration of the property is includedin the floor plans on page 6.

Ground Floor - Main bar area, restaurant, function room, open galley commercial kitchen, beer cellar, customer WC facilities, office, stores and ancillary accommodation.

First Floor - Three-bedroom manager's accommodation comprising lounge, kitchen, bathroom and staff room/store.

External - Customer seating area and on-site car parking for c.85 vehicles.

The properties ground floor GIA is c. 8.363 sqft and sits on a plot size of c. 1.186 acres.

Floor Areas	Sq m	Sq ft
Ground Floor	777	8,363
First Floor	166	1,788
Total	943	10,151

The site is likely to be of interest to pub/restaurant, bar and grill, wedding venue and events operators. Alternatively, the property may offer asset management, redevelopment or alternative use potential, subject to the necessary planning consents and approvals.

Tenure
The property is held under title WM391080 and will be madeavailable with vacant possession.

The preference is to let the site at a guide rent is £60,000 pa on a commercial FRI lease.

Alternatively, an offer to sell the property may be considered.

Planning & Development
We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. The site sites 100% within the Greenbelt. 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. A copy is available on request.

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 'Restaurant and premises' and the Rateable Value is £65,500. The domestic accommodation is within Band A for Council Tax purposes.

VAT
VAT is applicable on the sale/letting of the property.

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

Virtual Tour
https://my.matterport.com/show/?m=Methvn54v9Z&help=1&gt=1&ts=1

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


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

Joint Agent
Contact: Matthew Phillips
Tel: 07973 837548
Email: matt@matthewphillipssurveyors.co.uk

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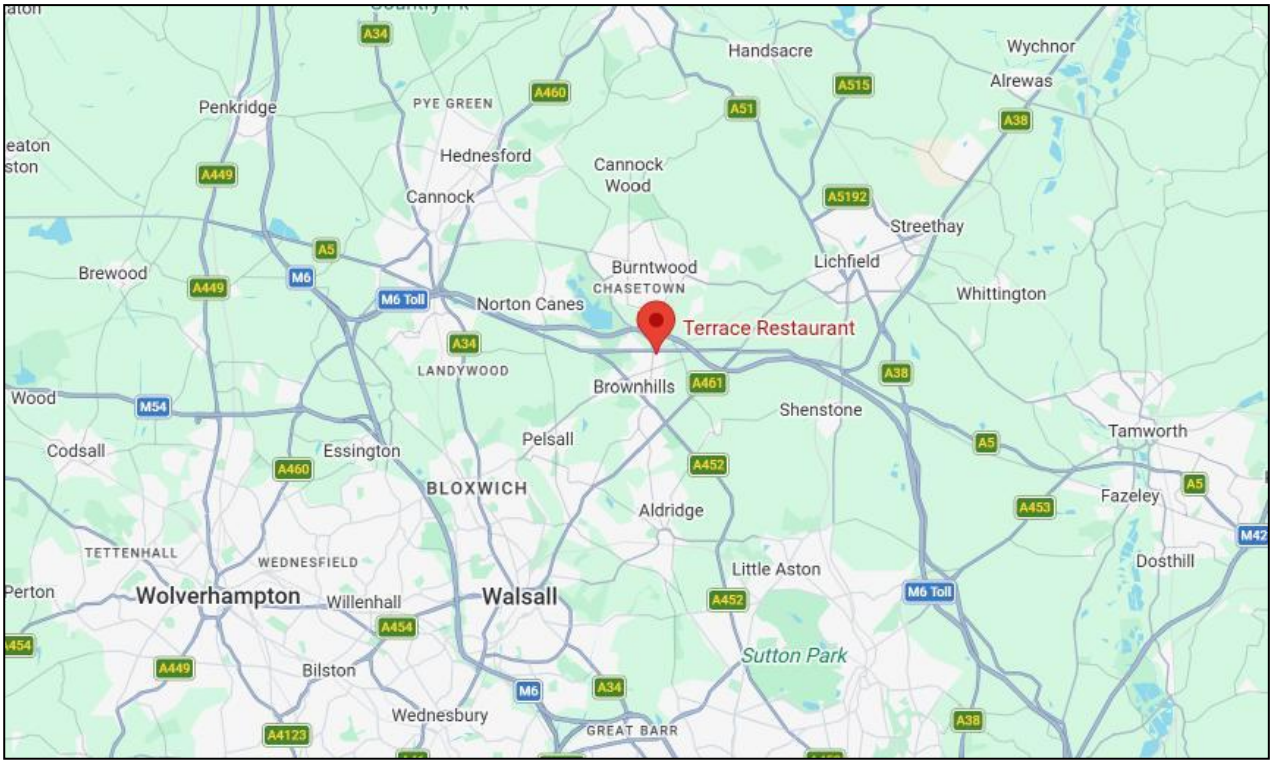


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Location Plan



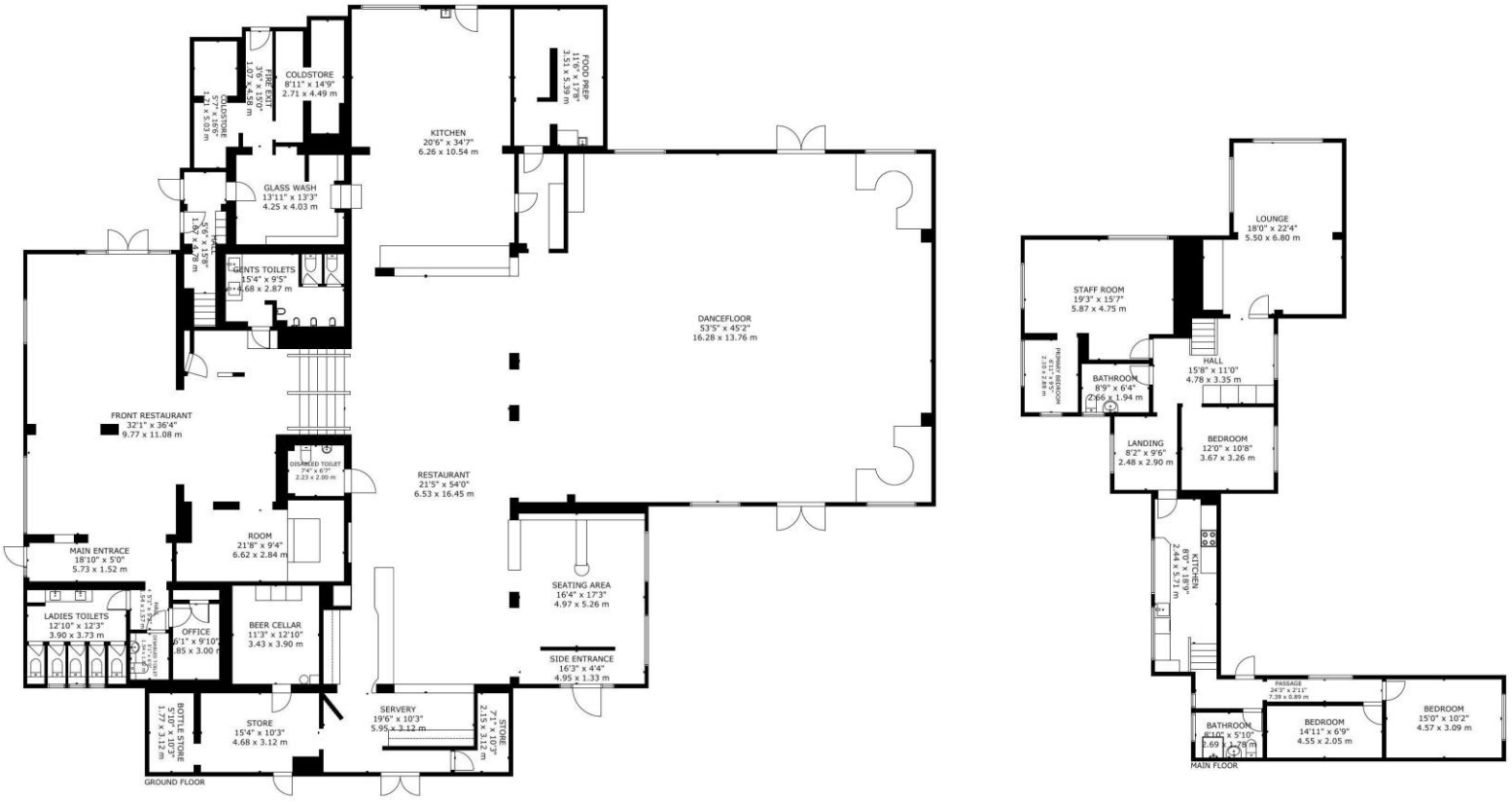
Site Plan



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GROSS INTERNAL AREA
TOTAL: 943 m²/10,151 sq.ft
GROUND FLOOR: 777 m²/8,363 sq.ft, FIRST FLOOR: 166 m²/1,788 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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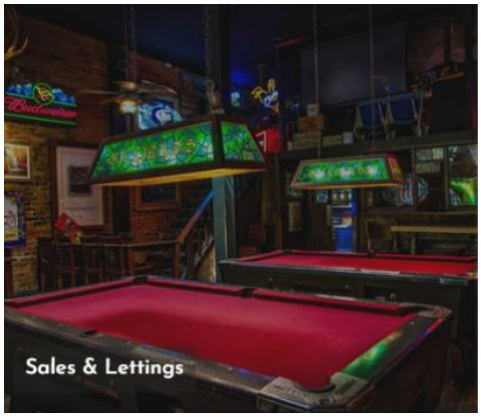
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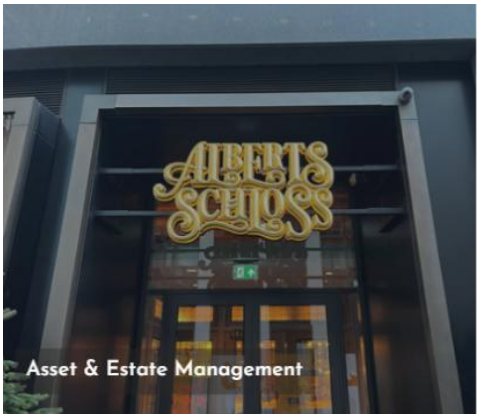
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Our Services & Offices







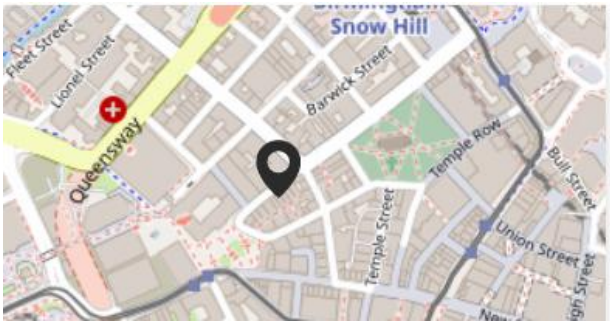














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