

Prominent A Road Pub/ Development site close M6 and M54 - 1.19 acres
Freehold guide price £1,250,000



Red White And Blue, 19 Cannock Road, Featherstone, Wolverhampton, West Midlands, WV10 7AD

- Final and Best offers invited by 12 noon on Friday 16th December 2022.
- Freehold public house and development site extending to approximately 1.19 acres
- Highly prominent and extended frontage to A460.
- Located on direct route between M6 and M54.
- Suitable for a range of roadside, commercial and residential uses, subject to planning.
- ACV listed.

Freehold offers in excess of £1,250,000 are invited subject to contract and exclusive of VAT where chargeable.

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Matthew Phillips Surveyors

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LOCATION

The property enjoys an extended and highly prominent frontage to the Cannock Road, A460, which is the main arterial route from Junction 11 of the M6 1.5 miles to the north and Junction 1 of the M54 0.4 miles to the south.

Featherstone is a well populated residential suburb within a 5 mile radius of both Wolverhampton and Cannock. Otherwise, Hilton Main Industrial Estate is located closeby.

DESCRIPTION

The Red White and Blue is of traditional mainly two storey brick construction beneath pitched tiled roofs with a similar single storey extension to the A460 frontage. The property includes car parking to the forecourt and alongside for a total of 35 vehicles and a large beer garden with children's play area to the rear.

In addition there is a former car park and accommodation land to the rear of the site and in total the site area extends to approximately 1.19 acres.

ACCOMMODATION

Front lounge bar with adjoining gentlemen's customer lavatories, public bar opening out into games area, ladies customer lavatories. Back of house includes catering kitchen, dry stores and staff lavatory.

The living accommodation is at first floor to comprise a large 3 bedroom flat with bathroom, lounge and domestic kitchen.

The beer cellar is in the basement.

The footprint of the building is circa 394sm, 4236sf.

The property is served via a forecourt car park for 15 vehicles and alongside is a further surfaced car park for 20 vehicles. A large beer garden is accessible directly to the rear of the public bar. An area which previously formed part of the car park lies to the rear of the site. In total the site area is approximately 1.19 acres. (All measurements are taken from Nimbus Maps and are for guidance purposes only).



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GENERAL INFORMATION

Tenure

The property is freehold and is available with the benefit of vacant possession. The property was listed as an Asset of Community Value on 19th December 2019.

Services

We are informed that all mains services are available.

Licences

We are informed that the property holds the benefit of a Premises Licence permitting the sale of alcohol from 8am until 12 midnight from Monday to Thursday inclusive and from 8am to 2am from Friday to Sunday inclusive.

Town & Country Planning

We are informed that the property is not listed nor in Conservation area. We understand that the property is not in the flood zone.

Fixtures & Fittings

The fixtures and fittings that remain at the property on completion will be included in the sale. Any items belonging to third parties such as beer raising equipment, cellar cooling and gaming machines will be excluded. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be included.

Stock in Trade

There is no stock to transfer at completion.

Rating Assessment

Rateable Value - £21,000

EPC

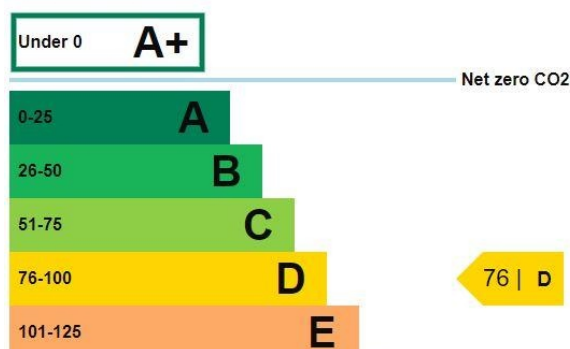
An EPC is available for inspection.

Asking Price

Freehold offers in excess of £1,250,000 are invited subject to contract and exclusive of VAT where chargeable.



This property's current energy rating is D.



Conditions relating to these particulars

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- Although believed to be correct, the accuracy of all descriptions and details given within the particulars is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness.
- The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.

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