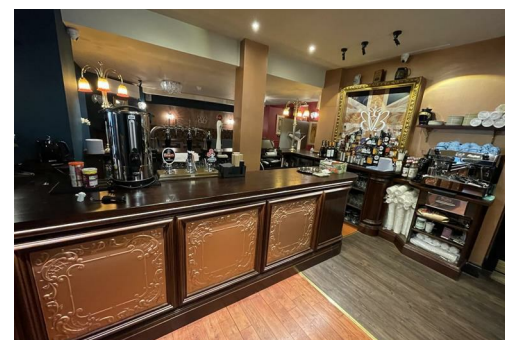




**14 Bond Street, Wolverhampton, WV2 4AS**

**£825,000**

An attractive, two storey mid-terraced Georgian building of principally brick construction beneath a pitched and flat roof. The building is steeped in history and draws its name from Sir Henry Cosmo Bonsor, an esteemed gentleman and former owner of the property from the time of the 20c.





## Description

An attractive, two storey mid-terraced Georgian building of principally brick construction beneath a pitched and flat roof. The building is steeped in history and draws its name from Sir Henry Cosmo Bonsor, an esteemed gentleman and former owner of the property from the time of the 20c.

Our clients have sympathetically renovated the property to an incredible standard having invested a substantial amount of money. The workmanship and fixture and fittings are of the highest quality. thus providing a fantastic turnkey opportunity for an established operator to trade the asset as either a public house, or a private members club.

## Location

The property is situated on Bond Street within The A4150 (also known as the Wolverhampton Inner Ring Road) which forms a loop of the city centre of just over two miles, meeting the vast majority of the radial routes heading into the city centre. The property is a short walk from The Mander Centre, a major shopping centre in Wolverhampton City Centre which homes the likes of H&M, JD Sports, Matalan, New Look, Sports Direct and Vision Express to name a few.

## Ground Floor

The ground floor serves as the principal trading area and has benefitted from significant investment. The space has

been tastefully designed and equipped with high quality modern furnishings, comprising a bespoke oak topped central bar server, seating arranged over fixed booths and tables and chairs, and a fully functional commercial kitchen capable of supporting a food offering. The external terrace area and smoking solution is also accessible to the rear.

Circa 2000 sqft

## Lettings Accommodation

Accessed via a separate entrance from Bond Street are four superb self contained apartments arranged over the first and second floor, comprising a mixture of one and two bedroom units. the apartments have been refurbished to an excellent standard and consist of high quality amenities and fixtures and features including keyless entry, air conditioning. fully equipped kitchens, spacious living rooms, flat screen TV's and walking showers.

Circa 1200 sqft

## Terms

Offer sought around £825,000

## Business Rates

TBC

## VAT

TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(17-28) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

For more information please contact:

Philip Jackson  
Philip@maguirejackson.com

Maguire Jackson. 33 George Street,  
Birmingham B3 1QG

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order, or fit for their purpose.

0121 634 1520

maguirejackson.com

