

St. Annes Road | Willenhall | WV13 1DT

Offers Over £180,000

Webbs estate agents

Summary

** FREEHOLD SALE - INVESTMENT/DEVELOPMENT OPPORTUNITY ** GROUND FLOOR BAR AND FUNCTION AREA ** KITCHENS ** STORE ** VERY LARGE CELLAR ** COURTYARD / SMOKING AREA ** CUSTOMER TOILETS ** FIRST FLOOR 3/4 BEDROOMS ** BATHROOM ** KITCHEN ** GREAT LOCATION CLOSE TO RESIDENTIAL AREA ** CALL BLOXWICH OFFICE FOR ACCESS 01922 663399 **

Webbs Commercial are delighted to offer for sale this FREEHOLD Public House located in a residential area of Willenhall, close to amenities, shops and commuter links. An ideal development/investment opportunity (STPP). THE PROPERTY IS VACANT AND READY FOR OCCUPATION, but does require cosmetic upgrade. The property previously operated as a successful Bar/Club and is currently available either for immediate occupation or potentially for a site redevelopment. The ground floor begins with a large bar area, party/dance area and extending onward into rear lobby, toilets and an outdoor drinking / smoking area. With the food preparation and storage areas located to the side of the building behind the bar. On the first floor there are three/four bedrooms, kitchen and a shower/bathroom with separate WC.
Early viewing is highly recommended to fully appreciate all it has to offer and is available STRICTLY VIA THE MARKETING AGENTS ONLY.

Key Features

- INVESTMENT / DEVELOPMENT OPPORTUNITY
- LARGE PUBLIC HOUSE (VACANT)
- OPEN BAR / DANCE AREA
- COURTYARD / SMOKING AREA
- 3 BEDS, LOUNGE, 2 STORAGE, KITCHEN & BATHROOM
- SUBJECT TO PLANNING PERMISSION
- LARGE MULTIPLE ROOM CELLARS
- SUNROOM, CUSTOMER TOILETS
- LARGE FIRST FLOOR ACCOMMODATION
- CALL 01922 663399 FOR VIEWINGS

Rooms and Dimensions

MAIN PUBLIC BAR AREA
37'3" x 23'9" (11.36 x 7.25)

STAFF BAR AREA

FUNCTION / DANCE AREA
22'8" x 15'5" (6.93 x 4.72)

SUNROOM / REAR PORCH
19'10" x 11'0" (6.07 x 3.36)

CUSTOMER / DISABLED TOILETS

BATHROOM

KITCHEN
11'2" x 12'4" (3.42 x 3.78)

FOOD PREP AREA
10'9" x 11'11" (3.3 x 3.65)

STORAGE AREAS
9'8" x 12'11" (2.96 x 3.95)

REAR COURTYARD

LARGE CELLARS

FIRST FLOOR LANDING

BEDROOM ONE
13'5" x 11'0" (4.09 x 3.37)

BEDROOM TWO
9'6" x 11'1" (2.92 x 3.39)

LIVING ROOM
12'5" x 14'0" (3.8 x 4.27)

BEDROOM THREE
12'6" x 11'2" (3.83 x 3.41)

ROOM
9'8" x 8'3" (2.96 x 2.54)

ROOM
9'10" x 7'11" (3.01 x 2.42)

KITCHEN
10'3" x 11'1" (3.13 x 3.4)

BATHROOM
7'8" x 12'4" (2.36 x 3.77)

Identification Checks





















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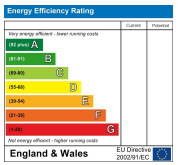
Approximate total area(1)

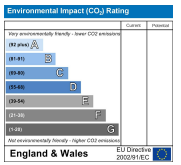
293.4 m²

(1) Excluding balconies and terraces

Calculatoins reference the RICS IPMS 3C standard. Measurements are aposwatoe and nott or ℓℓaaℓ. Tinis floor plain iis rtedend for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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