

**FORMER PUBLIC HOUSE WITH DEVELOPMENT
POTENTIAL STP**

4,335 SQ FT ON 0.2 ACRES

The Queens Head Queen Street, Redditch, B98 8AY

FOR SALE

- PUBLIC HOUSE
- DEVELOPMENT POTENTIAL, STP
- AVAILABLE IMMEDIATELY
- PROMINENT TOWN CENTRE POSITION
- FREEHOLD

LOCATION

The Property is located on Queen Street, which forms part of Redditch Town Centre. Queen Street is conveniently situated to the rear of the main pedestrianised centre of the Town, the Magistrates Court and site of the former Police Station are directly opposite.

DESCRIPTION

The Property comprises a substantial former Public House with self-contained residential accommodation above.

The ground floor is arranged as:-

Bar, Snug and spacious Lounge, all situated around the central bar. The Bar area has double glazed doors opening out into the rear Garden. In Addition, there are separate Male and Female WCs and a spacious Cellar. The Gross Internal Floor Area of the ground floor is 2,920 sq ft

Stairs ascend to:-

First Floor Landing which provides access to the self-contained former residential accommodation arranged as Bathroom, WC, Lounge and 3No. Bedrooms having a total Gross floor Area of 1,415 sq ft.

Total Gross Internal Floor Area is some 4,335 sq ft.

The Property sits flush with the pavement, to the rear is a large, landscaped Beer Garden, a total site area of some 0.2 Acres.



TENURE

Freehold.

PLANNING

The Property has been operating until recently as a Public House with self-contained residential upper floor, however, there is clear potential for the site to be redeveloped subject to planning. Our Client is seeking unconditional offers.

PURCHASE PRICE

£350,000 plus VAT

UTILITIES

All main services are believed to be available.

LEGAL FEES

Each party to pay their own costs.

RATEABLE VALUE

TBC

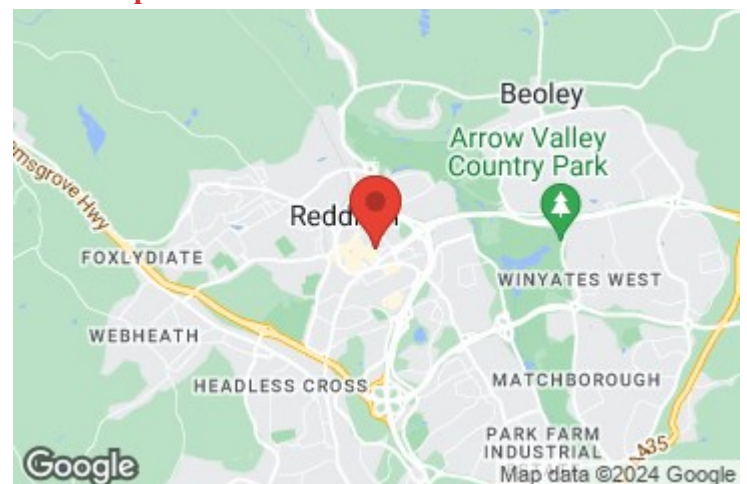
ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

VIEWING

Strictly by appointment with our Reception on 01527 584242.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.