

DOG & DOUBLET

North Street, Wolverhampton WV1 1RE



Key Highlights

- Freehold Bar Investment
- Let to Banus Blue Ltd
- Current rent £28,560 per annum
- Let on a 20 year lease from November 2022
- Business unaffected by sale
- Site area of approximately 0.05 acres
- We are seeking offers in excess of £325,000 reflecting a Net Initial Yield of 8.48%

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, set against a yellow square background.



Location

The Property is located in Wolverhampton, a city and Metropolitan Borough in the West Midlands. Wolverhampton is situated off the M54 and M6 motorways, 14 miles north west of Birmingham.

The Dog & Doublet is situated fronting North Street in the city centre. The immediate locality is commercial in nature with surrounding leisure and late night venues. To the nearby Queen Square is the Mander Centre shopping centre.

Description

The Property comprises a three storey mid terraced building of brick construction.

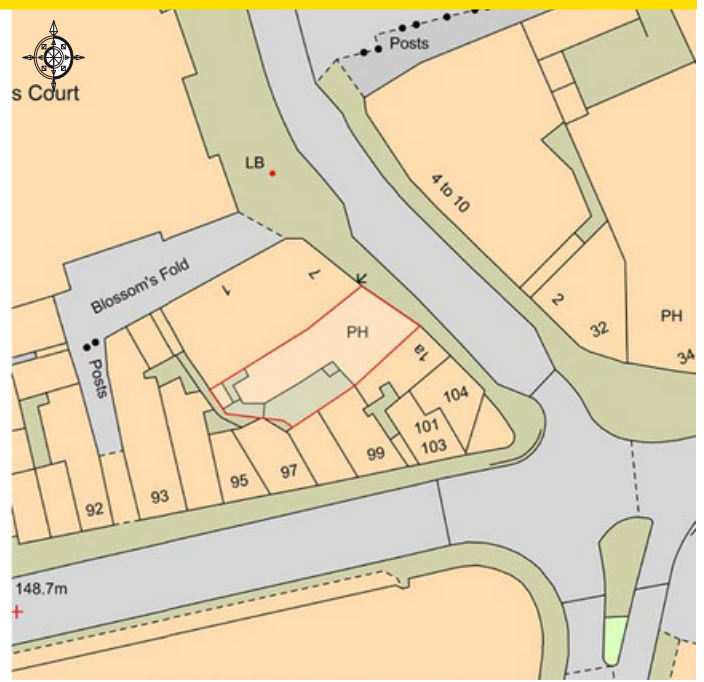
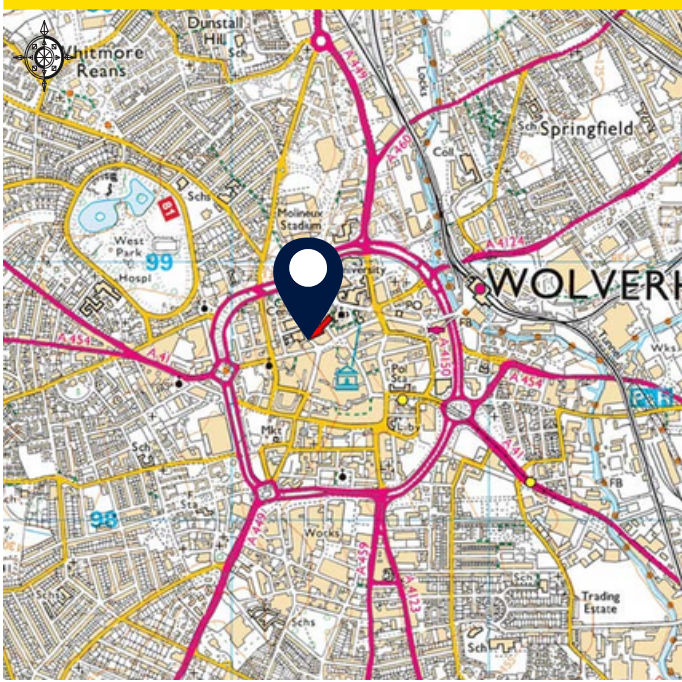
To the rear is a small decked area for 15 customers.

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Accommodation

Open plan ground floor trading area with single bar servery. Fixed booth seating with exposed brick walls and timber flooring. First floor storage and office. Three bed living accommodation to the second floor. Beer cellar and stores to the basement.

Planning

Our enquiries of the local authority have revealed that the Property is not listed and is within a Conservation Area.

Tenure & Tenancy

The Property is held freehold.

The entire Property is let on a 20 year lease to Banus Blue Ltd commencing 4th November 2022. Current rental of £28,560 per annum, subject to annual RPI linked rental increases.

Rateable Value

The subject property is listed within the 2023 Rating List with a rateable value of £47,750.

VAT

It is envisaged that the Property will be sold as a TOGC so the transaction should therefore be exempt from VAT.

Fixtures & Fittings

The fixtures and fittings are currently owned by the occupational tenant.

Terms

We are instructed to invite offers in excess of £325,000.

The business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

Viewing & Contacts

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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