

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



**Final & Best Offers invited by 12 noon on Friday 19th April 2024**  
**Freehold £799,950.**



**Lyndon House Hotel, Upper Rushall Street, Walsall, West Mids, WS1 2HA**

Virtual Tour

- Well known 23 Bedroom Hotel and Pub within Walsall Town Centre.
- Asda St Matthews, the Saddlers Centre and Old Square Shopping Centre closeby.
- Three Star hotel with 23 en suite bedrooms and conservatory restaurant/function area.
- Popular public bar with regular non resident trade.
- Two former nightclubs with potential for conversion to functions or letting rooms.
- On site car park and separate car park opposite. Site area 0.374 acres ( Source Nimbus maps).

**Freehold offers are invited in excess of £799,950 subject to contract and exclusive of VAT where chargeable.**

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## LOCATION

The well known Lyndon House Hotel and Pub is located within Walsall town centre with a frontage to Upper Rushall Street opposite St Matthews Church and within 300 yards of both the Saddlers Centre and Old Square Shopping Centre. The Asda St Matthews Superstore and a Pay and Display car park are adjacent to the hotel. The main commercial, retail and evening entertainment facilities within the town are within easy walking distance as is Walsall Railway Station.

Walsall is located 9 miles (14 km) north-west of Birmingham and 7 miles (11 km) east of Wolverhampton with excellent access to the motorway network via Junctions 9,10 and 11 of the M6.

## DESCRIPTION

The property which stands on the site of the original factory where John Crabtree produced the first quick make and break switch, is an attractive and substantial 2 and 3 storey brick building fronting Upper Rushall Street and with a rear frontage to Goodall Street. A similar 3 storey Annexe lies to the north of the site. The hotel is served by an 8 space car park to the rear and also by a separate car park at the junction of Upper Rushall Street and Town Hill which provides a further 9 spaces. In total the site extends to 0.374 acres (Source Nimbus Maps).

## ACCOMMODATION

Main reception area from Upper Rushall Street. Characterful lounge bar with wrought iron stove, open fireplace, seating for circa 50 customers. Conservatory dining and function room ( 50 covers). Ladies and Gentlemen's customer lavatories to serve the public areas. The hotel also benefits from a beer garden adjoining the lounge bar and a well developed terrace to the Conservatory.

The catering kitchen, former Sally Anns Cocktail bar now used as the management office, additional Ladies and Gentlemen's customer lavatories, beer cellar, stores are at lower ground floor.

The hotel comprises 23 en suite letting bedrooms ( 5 standard twin rooms, 6 standard doubles, 3 economy singles, and 9 superior doubles including one with 4 poster bed) arranged on the lower ground, first and second floor of the main hotel and also within the bedroom Annexe.

Olivers and the Stein Bar, two former nightclubs/function suites, are at lower ground floor level to the rear. Both are self contained suites requiring investment and offer the opportunity to expand the public areas or provide additional letting accommodation.

A staff flat is at second floor within the main hotel building to comprise kitchenette, lounge and small bedroom.



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## GENERAL INFORMATION

### Tenure

The property is held freehold and will be made available with the benefit of vacant possession. The car park at the corner of Upper Rushall Street and Town Hill is held on a short term lease from Walsall MBC. The current agreement has expired but terms have been agreed for a new 12 month agreement at a licence fee of £400 per month plus VAT.

### Business

The Lyndon House Hotel is a well known 3 star town centre operation benefitting from commercial and business clientele for the rooms in the week and leisure trade at weekends. The lounge bar has a good local regular following for wet and food sales and the hotel offers the opportunity of further promotion to establish a strong resident and non resident food and functions/events trade within the Conservatory.

### Licences

The Lyndon Hotel benefits from a Premises Licence permitting the sale of alcohol from 11:00 hrs to 02:00 hrs from Monday to Saturday inclusive and from 11:00 hrs to 00:00hrs on Sunday.

### Town & Country Planning

The property is not listed but is in Walsall Conservation Area.

### Fixtures & Fittings

All fixtures and fittings are included in the sale with the exception of a limited number of items held on 3rd party agreements and personal effects within the living accommodation. An inventory will be made available.

### TUPE

All staff are to transfer under the TUPE Regulations. A staff schedule will be made available.

### Stock in Trade

Stock in trade and unbranded glassware will be taken to at completion at valuation.

### Rating Assessment

The Rateable Value is £43,700 with effect from April 2023.

## ASKING PRICE

Freehold offers are invited in excess of £799,950 subject to contract and exclusive of VAT where chargeable.

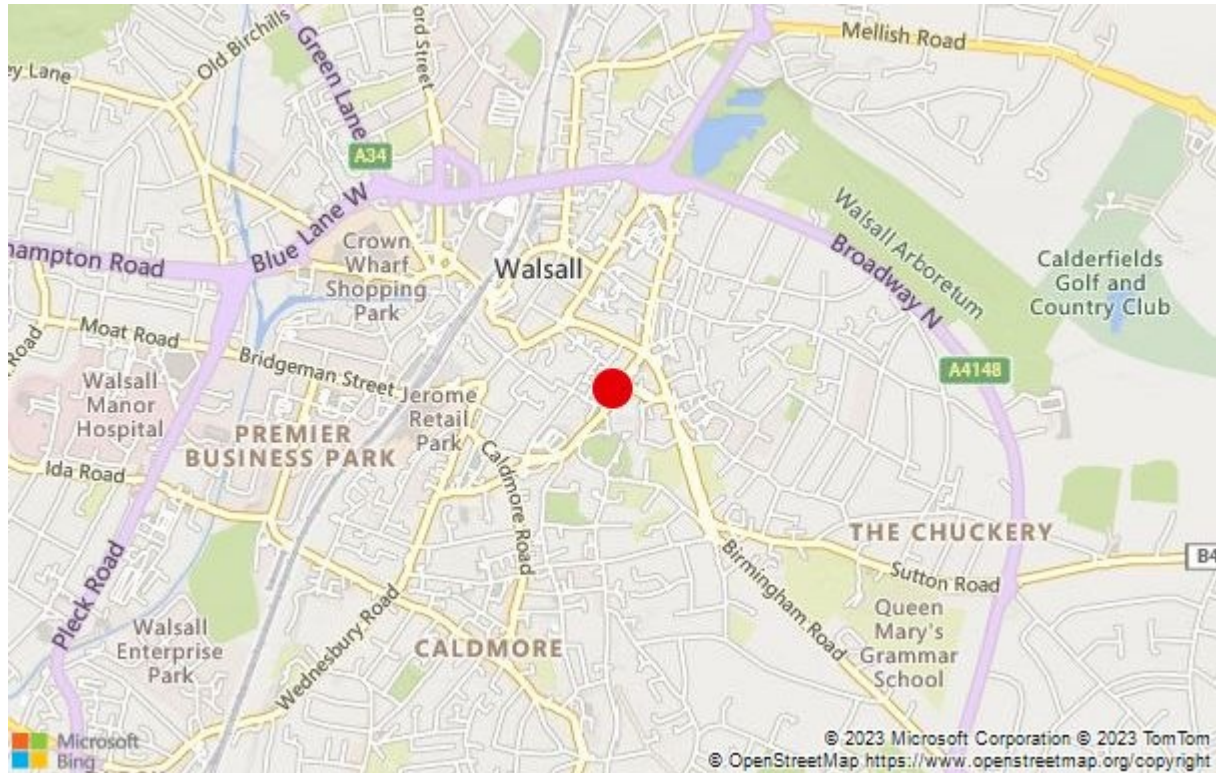


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