



Court House

30 New Street, Dudley, West Midlands, DY1 1LP

Dudley Town Centre Pub with Planning Consent for 7 bedsits/flats on upper floors



Key Features

- Substantial handsome building within Dudley town centre.
- Open plan bar, separate snug, total seating for circa. 115 customers.
- Large function room at first floor with bar servery and catering kitchen.
- Extensive 4 bedroom living accommodation at second floor.
- Planning Consent for 7 bedsits / flats on upper floors.

Location

The Court House lies at the junction of New Street and Tower Street within Dudley town centre and forms part of the main retail and commercial facilities, also lies on the evening entertainment circuit and is within 100 yards of Dudley College. Dudley is set to benefit tremendously by the extension of the West Midlands Metro line linking the town via the popular tram system to Birmingham and Wolverhampton by Autumn 2025. Dudley will also benefit from the development initiatives under the Council's Dudley Area Action Plan which amongst other proposals includes plans for a mixed use development block of 40 dwellings on Tower Street.

Description

The premises are of traditional 3 storey brick construction with pitched mansard and flat roofs and benefits from large attractive stone mullion leaded windows with a feature window above the main entrance. The pub includes lofty chimney stacks and dormer windows to the second floor.

Accommodation

Ground Floor: Main entrance lobby leading into the well fitted and decorated open plan bar, with servery, fixed perimeter seating alcoves, good quality inventory and decorative panelling to dado height. A games area lies to the rear with darts throws and includes a wrought iron fireplace. In total there is seating for circa 100 customers. A rear corridor leads to the Ladies customer lavatories, accessible lavatory and store. To the rear of the servery is a small wash up. The main front lobby provides access to the Snug with 'hatch' servery and seating for approximately 15 customers.

First Floor: Stairs from a separate entrance lobby from New Street lead to the large function room, with dance floor and raised stage to the rear, a bar servery and wash up. An Ante room adjoins for buffets etc, as does the catering kitchen, and the Ladies and Gentlemen's customer lavatories. The function room can accommodate 80 seated guests.

Second Floor: Living Accommodation: Large domestic kitchen / dining area with two pantries off, bathroom, separate WC and 4 bedrooms and lounge.

Basement: Large Beer cellar with drop, boiler room, several stores and additional basement which forms the Gentlemen's customer lavatories.

Outside: Smoking shelter and store.

Tenure

The property is held freehold and will be made available with the benefit of vacant possession.

Services

All mains services are connected.

Licences

The property benefits from a Premises Licence permitting the sale of alcohol from 07:00hrs to 02:00hrs Monday to Sunday inclusive.

Town and Country Planning

The property is in a Conservation Area. It is not a listed building but is locally listed. Planning consent has been granted by Dudley MBC for the conversion of the upper floors to 7 bedsits/flats. [Link to Planning Consent](#)

Fixtures and Fittings

All fixtures or fittings are included in the sale, other than 3rd party items, and personal effects in the living accommodation are excluded. The Vendors will provide an inventory.

TUPE

All staff employed at the property will transfer on completion under the TUPE regulations. A staff schedule will be made available.

Stock in Trade

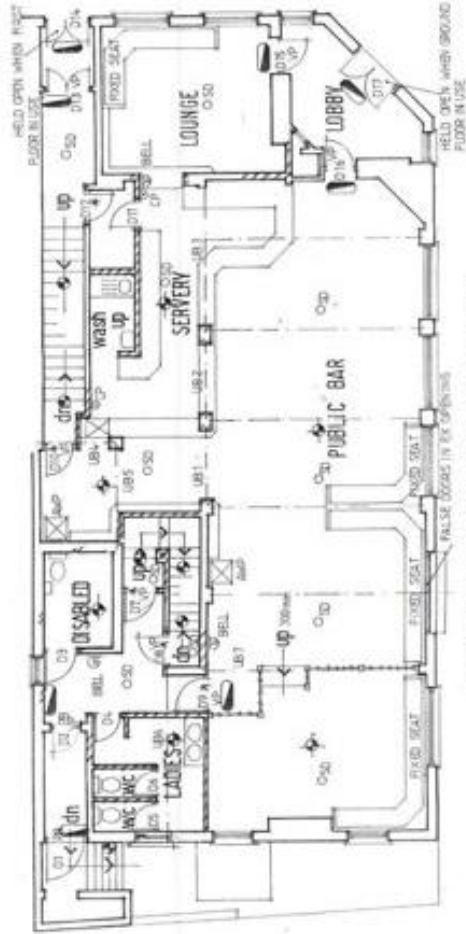
The Buyer is to purchase stock in trade and unbranded glassware at valuation.



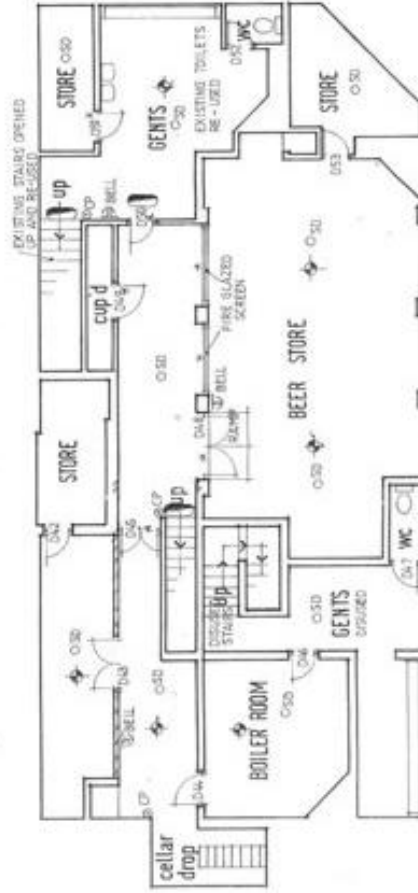


Court House 30 New Street, Dudley, West Midlands, DY1 1LP £395,000



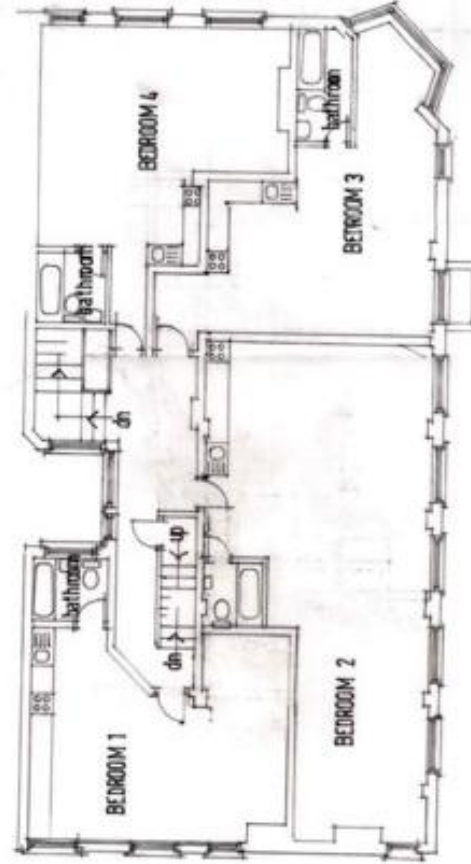


EXISTING GROUND FLOOR PLAN



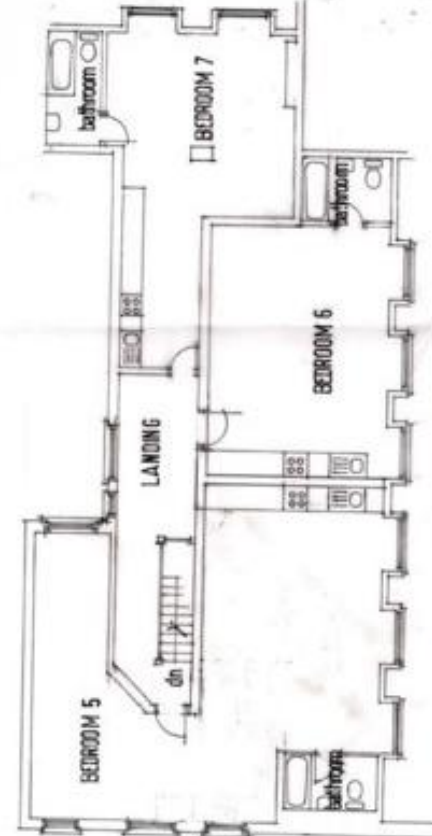
EXISTING CELLAR PLAN

MAPLE DESIGN
93, Trinity Road,
Stourbridge,
West Midlands DY8 4LZ
Tel:- 01384-442458
Mob:- 07831-278898
PROPERTY
The Court House
New Street,
Dudley, DY1 1LP
TITLE
Existing GF & Cellar Plan
Date:- September 20,
Scale :- 1:100
Drawing No MD/CH/897



Overall Floor Areas Each Bedsit

Bedsit 1	40 sq m
Bedsit 2	69 sq m
Bedsit 3	43 sq m
Bedsit 4	44 sq m
Bedsit 5	67 sq m
Bedsit 6	39 sq m
Bedsit 7	40 sq m



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The Court House
New Street,
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West Midlands DY1 1LP
TITLE
Proposed First & Second Floor
Plan
Date:- January 2024
Scale :- 1:100
Drawing No MD/CH/897/21 R2.

Revision R2 (December 2024)



Business Rates

Rateable Value - £20,000. Council Tax Band B.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band C.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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