

FOR SALE FREEHOLD – GUIDE PRICE: £349,500 PLUS VAT
WHITE LION, LEICESTER STREET, BULKINGTON,
BEDWORTH, WARWICKSHIRE, CV12 9NQ



- Located in the centre of the popular residential village of Bulkington in Warwickshire
- Two storey detached property with good size internal and external trading accommodation
- Benefits from 4 bedroom accommodation on the first floor
- Plot size of circa 0.383 acres
- The property will appeal to local licensed operators, developers, builders and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

The White Lion fronts Leicester Street and School Road in the centre of the large residential village of Bulkington, close to Nuneaton and Bedworth in the county of Warwickshire. There is a wide variety of nearby properties including parades of shops with flats above, Co-Op (adjacent), SPA convenience store and Post Office, cafes, licensed premises and residential dwellings.

Property Description

The White Lion is a two storey detached property of brick construction with painted elevations under a tiled roof with a later addition to the rear under a slate roof.

Accommodation

The accommodation is in need of full refurbishment, modernisation and renewal throughout. The floor plans included on pages 5 & 6 illustrate the size and layout of property.

The ground floor trading area previously comprised an interlinking bar and games room set around a central servery.

Ancillary areas included customer WC's, catering kitchen, storage areas and a basement cellar.

There is 3 bedroom accommodation on the first floor a living room, domestic kitchen, bathroom and a separate shower room.

Externally there is a good sized trade patio and grass beer garden area. There is car parking for around 10 vehicles within the freehold ownership. Additional car parking is available in a free car park to the front of the pub.

The property's Gross Internal Area is around 4,434 square feet and it sits on a plot size amounting to circa 0.383 acres.

The site is likely to be of interest to local & regional public house and restaurant operators, property investors and developers.

Tenure

Freehold. The property is held under Title Number WK393037 and the Title Plan is included on page 4.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Saturday 11:00 am to 11:30 pm
Saturday 12:00 am to 10:30 pm

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £14,250 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band E. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=b6NJ5PcYwks&help=1&ts=1>=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



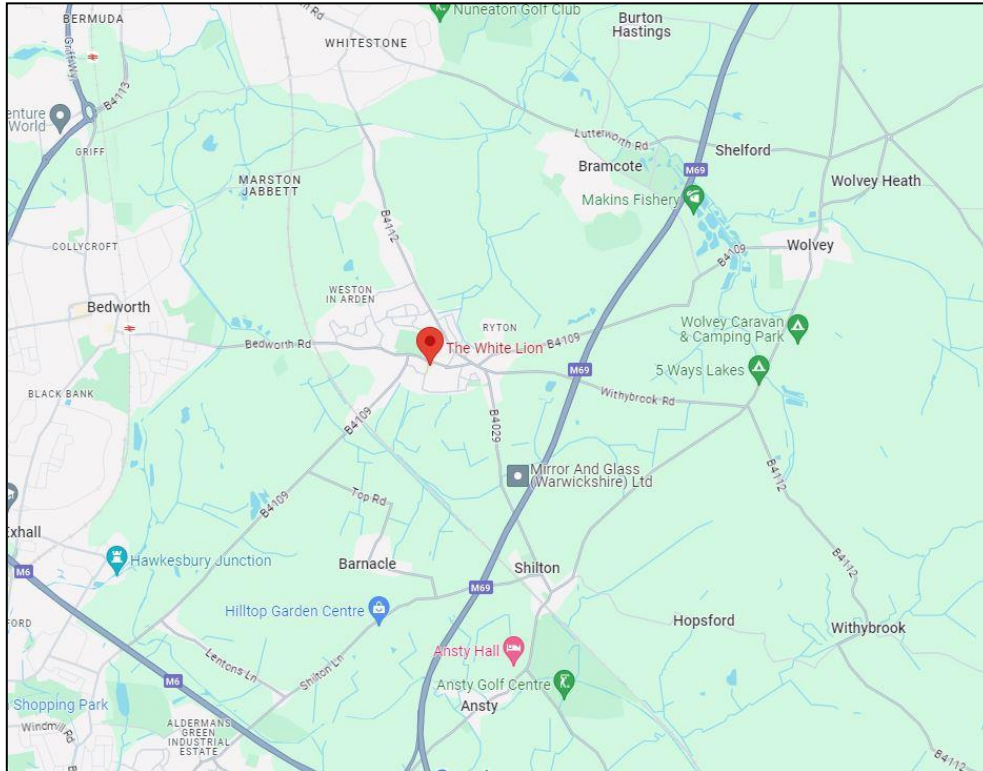
Contact: George Walker
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Email: george@wtsccommercial.co.uk



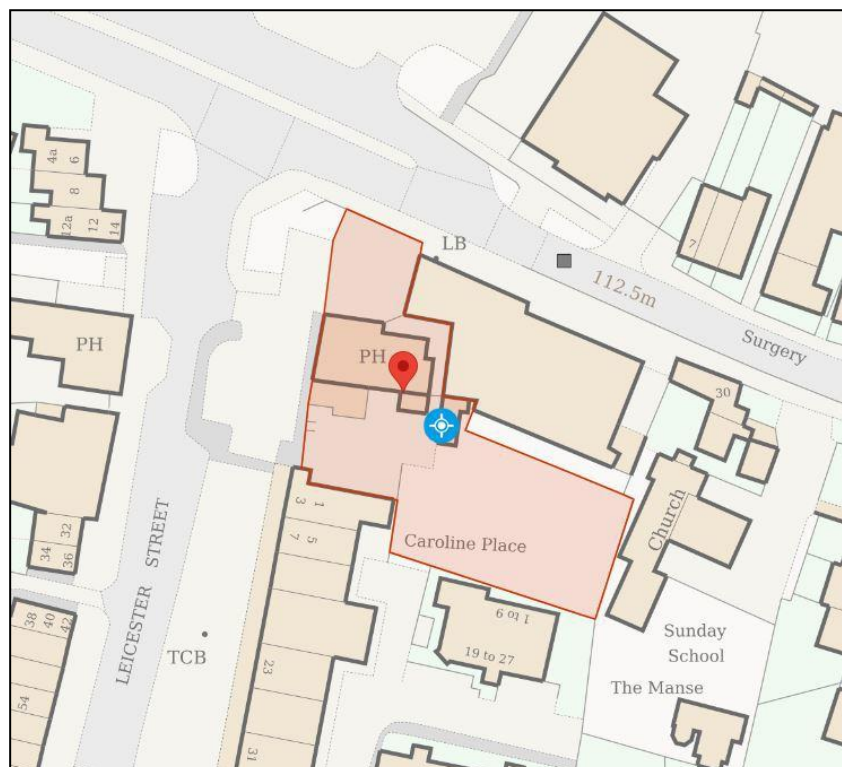
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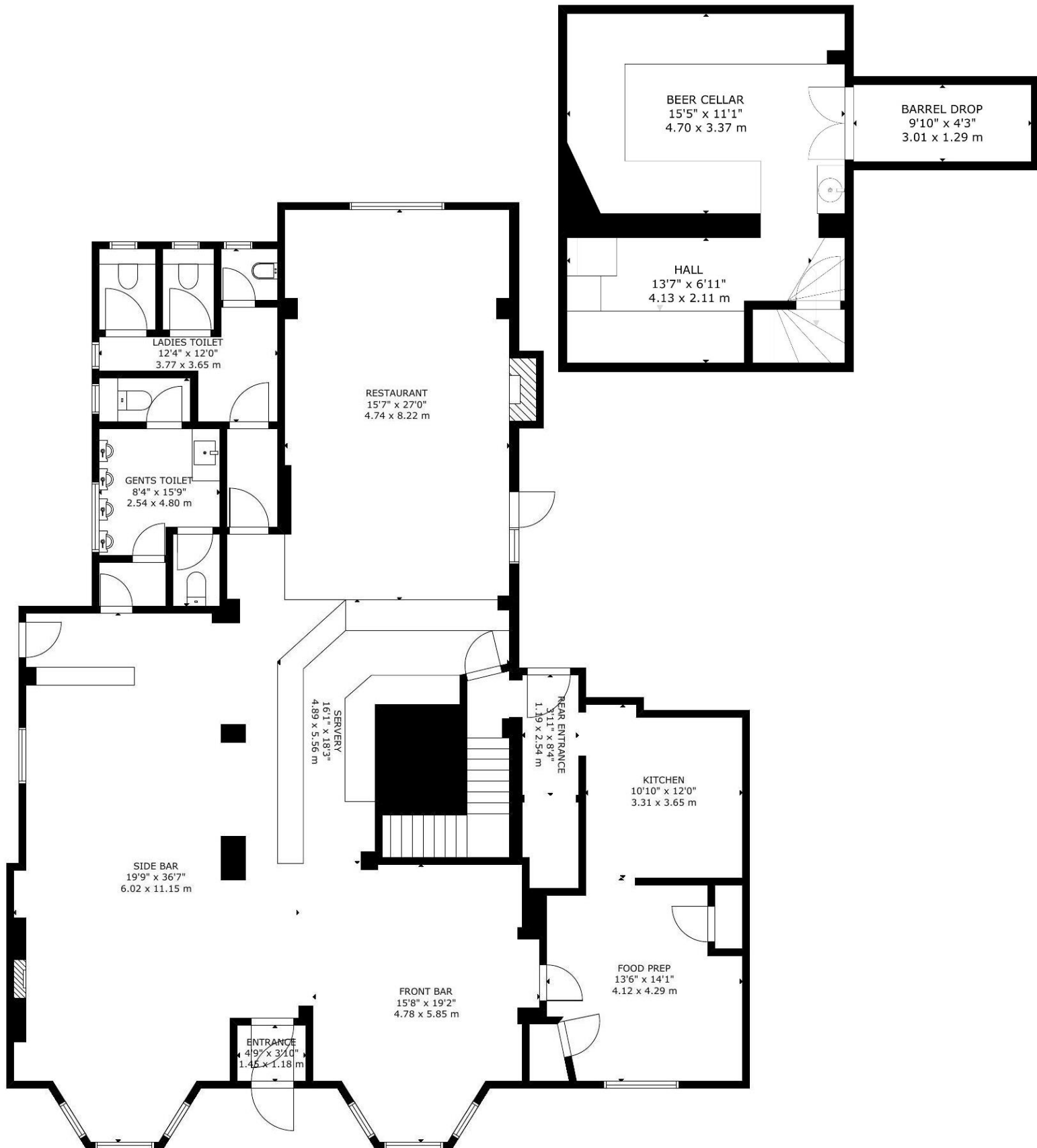


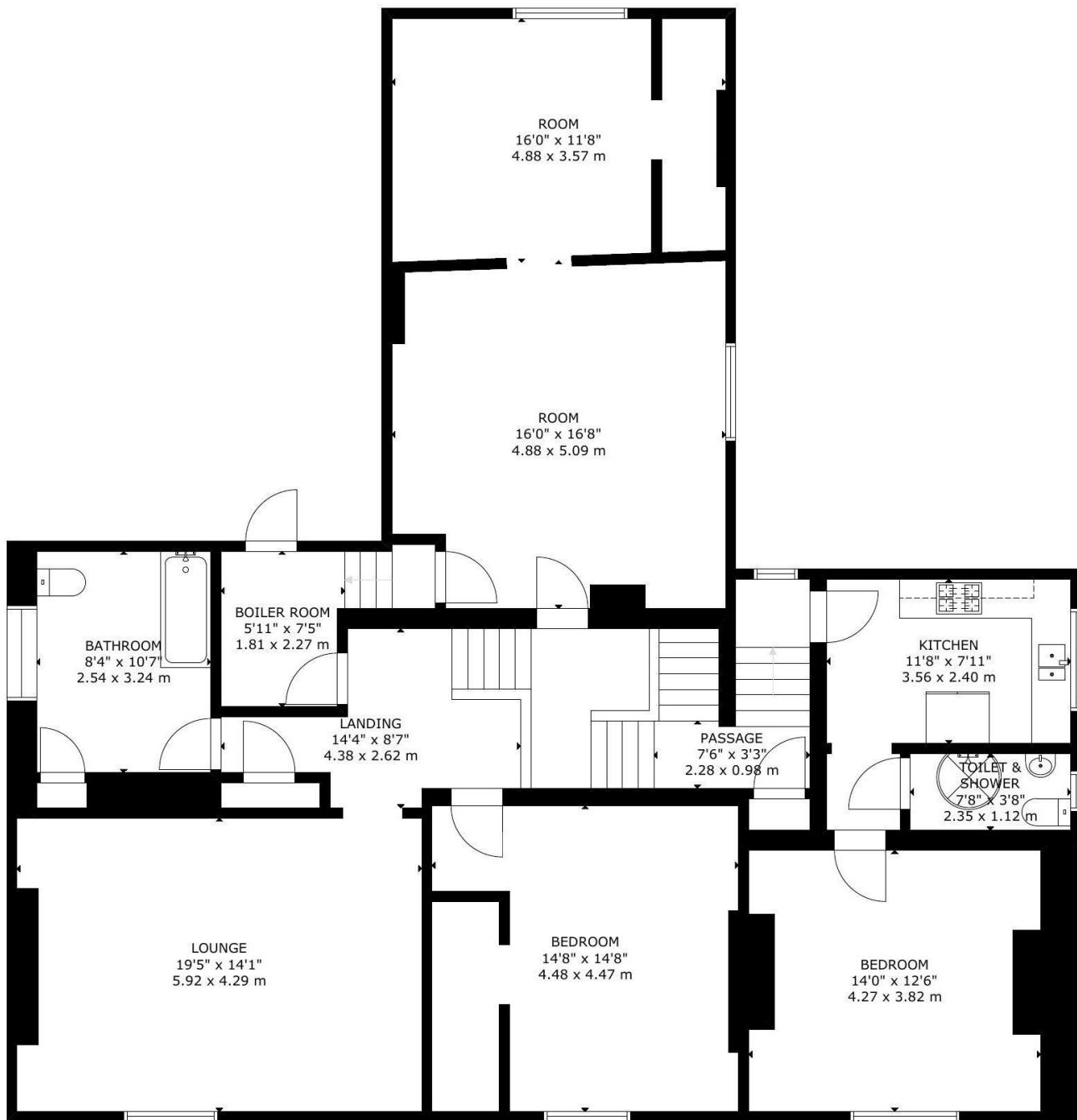
Location Plan



Site Plan







GROSS INTERNAL AREA
TOTAL: 412 m²/4,434 sq.ft
BASEMENT: 32 m²/342 sq.ft, GROUND FLOOR: 218 m²/2,347 sq.ft, FIRST FLOOR: 162 m²/1,745 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Our Services & Offices

