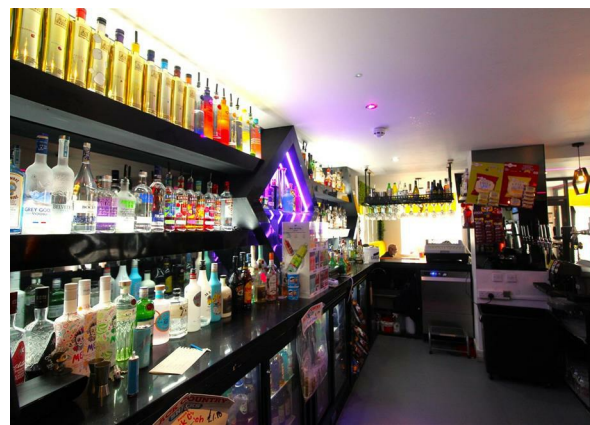
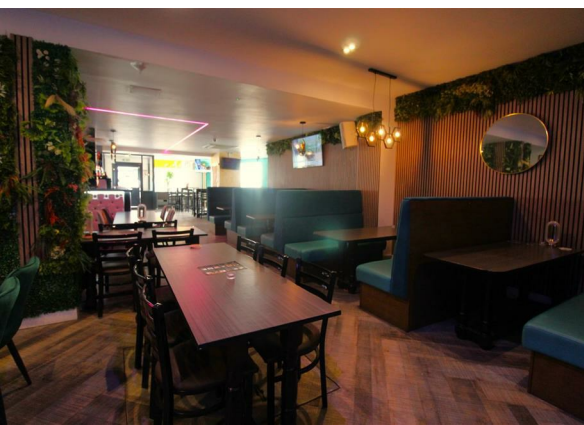
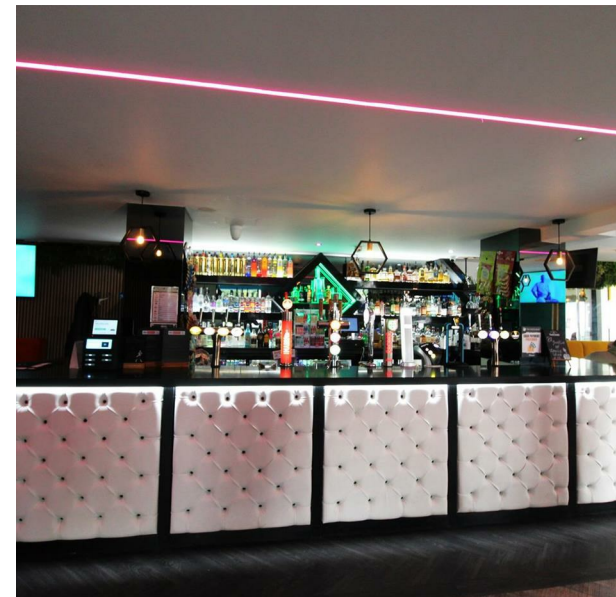
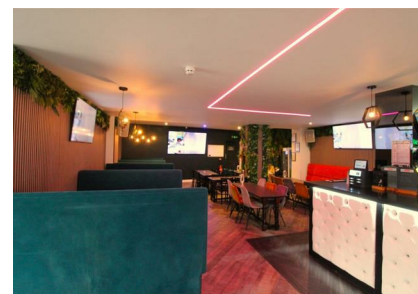


Bromford Lane, West Bromwich, B70, West Bromwich, West Midlands,
B70 7HW
£150,000



THE PERFECT READY TO GO BUSINESS FOR SALE! - Open House Estate Agents are proud to bring to the market this wonderful Public House Drinking Establishment with Kitchen, providing the finest Mixed Grill cuisine in the midlands, along with pizzas, burgers, Curries & Doner Kebab.

This Commercial Property known as the White Swan Bar & Grill has had an extensive refurbishment program top to bottom by the current occupier who has built the business into a popular drinking establishment and eatery, coupled with entertainment.

This is the occupiers 3rd Public House business in the Birmingham area which they have refurbished and created in order to give an appropriate investor or group the chance to run and profit from. This is a business that is 'Ready to Go' to enable any new owner to hit the ground running.

The Business currently has a 4.6 out of 5 rating on Google.

Features Include:
LED Controllable Lighting throughout, Modern Contemporary Decor, Large screen TVs, Pool Table, Gambler Machines, Under bar fridges, BBQ Gas Grill, 8 Burner Gas Cooker, Walk in Fridge, Walk in Freezer, Tandoor Oven, Doner Kebab Machine Ben & Jerrys Freezer, Coca Cola Fridges.

Outside, the premises has a Private Car Park for 15 vehicles, Beer Garden to the Rear with outdoor furniture & Parasols, with space to create function room, subject to planning.

The Premises also has a large 3 Bedroom Apartment upstairs which would make ideal living accommodation, which is available under separate negotiation.

The Business has a 12 year Lease remaining with the Landlord, which is extendable if required, payable at £2k pm. EPC Rated C, Commercial Premises Council Tax Exempt.

Please contact us to arrange your viewing, our lines are open 24 hours a day, 7 Days a week!!



Open House Huddersfield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	