



Stafford Road | Walsall | WS6 6AZ

£475,000

 **Webbs**
estate agents

Summary

** FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY ** GROUND FLOOR BAR AND RESTAURANT ** WORKING KITCHENS ** STORE ** BAR IN BEER GARDENS ** FIRST FLOOR 2 BEDROOM APARTMENT ** CUSTOMER TOILETS ** LARGE CAR PARK ** LONG REAR BEER GARDEN ** GREAT LOCATION ** PREVIOUS YIELD £38,400 pa ** FULLY FITTED KITCHEN INCLUDED ** FULLY FITTED RESTAURANT / BAR INCLUDED ** CALL CANNOCK OFFICE FOR ACCESS 01543 468846 **

Webbs Commercial are delighted to offer for sale this FREEHOLD, 'A' Road investment development property located in Newtown on the A34 approach to Bloxwich. THE PROPERTY IS VACANT AND READY FOR OCCUPATION. The property has previously operated as a Bar/Restaurant and is currently available either for immediate occupation or potentially for a site redevelopment. The ground floor begins with a reception area, bar area, eatery and extending onward into a orangery eating area with vaulted ceiling. With the food preparation and storage areas located to the side of the building. The area also customer toilets off the dining area. On the first floor there is a 2 bedroom apartment with its own access stairs from the car park. in the garden area there is an outside bar and seating that overlooks open fields.

** INCLUDES A FULLY FITTED, OPERATIONAL COMMERCIAL STAINLESS STEEL RESTAURANT KITCHEN WITH EQUIPMENT ** INCLUDES FULLY FITTED RESTAURANT & BAR TO THE FRONT ** (Further details available)

Early viewing is highly recommended to fully appreciate all it has to offer and is available STRICTLY VIA THE MARKETING AGENTS ONLY.

Key Features

- BUSINESS/DEVELOPMENT OPPORTUNITY
- BAR
- FITTED KITCHENS
- GARAGE & STORE
- PARKING AND GARDENS
- FREEHOLD SITE
- RESTAURANTS
- CUSTOMER TOILETS
- 2 BEDROOM APARTMENT
- CALL 01543 468846 FOR VIEWING

Rooms and Dimensions

Agents Note

RECEPTION LOBBY

BAR AREA

RESTAURANT SEATING

ORANGERY RESTAURANT SEATING

CUSTOMER TOILETS

FULLY FITTED KITCHEN

GARAGE & STORE

CAR PARK

BEER GARDEN BAR

FIRST FLOOR 2 BED APARTMENT

Identification Checks





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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs 100-120 kWh/m²/year A		Best environmental impact - lowest CO ₂ emissions 100-120 g/m²/year A	
120-135 kWh/m²/year B		120-135 g/m²/year B	
135-150 kWh/m²/year C		135-150 g/m²/year C	
150-170 kWh/m²/year D		150-170 g/m²/year D	
170-190 kWh/m²/year E		170-190 g/m²/year E	
190-215 kWh/m²/year F		190-215 g/m²/year F	
215-255 kWh/m²/year G		215-255 g/m²/year G	
Maximum energy efficiency - lowest energy costs 255-300 kWh/m²/year G		Maximum environmental impact - lowest CO ₂ emissions 255-300 g/m²/year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	