

LEASEHOLD BAR / RESTAURANT

Colliers
INTERNATIONAL



FORMER HOGS HEAD, 9-19 LEICESTER STREET, WALSALL, WS1 1PT

- Occupies a prominent position within the licensed circuit
- Town centre location
- Large trading area

Current rent - £70,000 p.a.

CONTACT US

Strictly by prior appointment
with Colliers International, through:

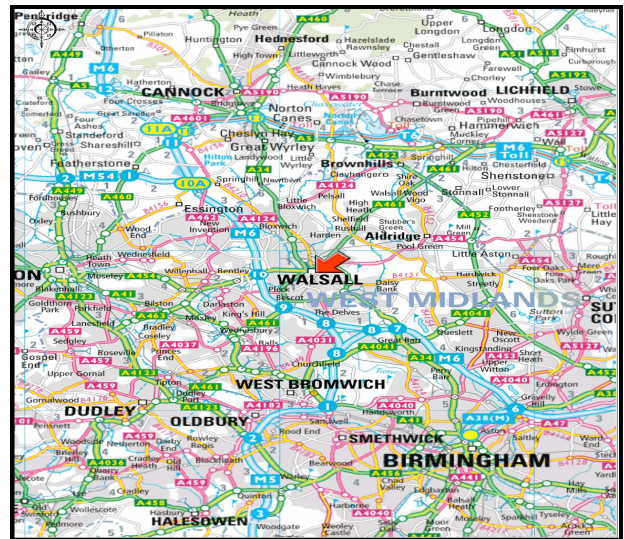
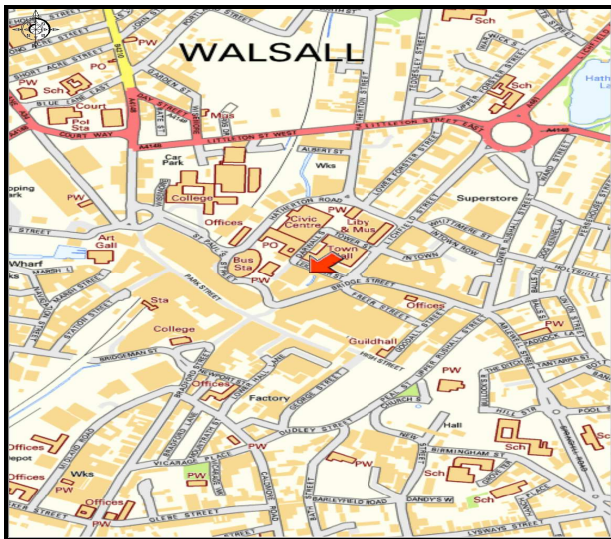
Edward peel
Licensed & Leisure
0121 265 7536
07760 999 106
edward.peel@colliers.com

Property Ref: 12387

Colliers International
12th Floor, Eleven Brindleyplace
2 Brunswick Square
Birmingham
B1 2LP

www.colliers.com/uk/leisure

Former Hogs Head, 9-19 Leicester Street, Walsall, WS1 1PT



LOCATION

The property is located within Walsall town centre close to the council offices and main post office within a short distance of the primary retail area and main bus terminus. The unit lies within the existing licensed circuit with Yates's, Varsity, Marthas Vineyard and JD Wetherspoon in the surrounding area.

DESCRIPTION

Built around the late 1800's with modern extension to the rear, the premises are of brick construction under a pitched part tiled part glazed roof.

ACCOMMODATION

The property is laid out as follows:-

Ground Floor

The property is access directly from Leicester Street and leads to a 'T' shaped open plan bar area with wooden flooring throughout the unit with slate tile flooring surrounding the timber bar servery. The customer toilets are located to the Left of the main entrance providing ladies, gents and disabled WC's. The bar servery area provides timber back fitting with access to the beer cellar, mangers office, kitchen, wash area and ancillary stores adjacent. Staff areas to the rear of the unit provide staff kitchen, changing rooms and staff room. Access to a small external patio is provided to the rear of the main bar area.

PLANNING

Our verbal enquiries with Walsall Council they have confirmed that the property is grade 2 listed and is situated within the Lichfield conservation area.

All further enquires regarding planning matters should be directed to the Planning Department of Walsall Council on 01922 652452.

RATEABLE VALUE

The property is listed on the 2010 Valuation List as having a Rateable Value of £52,500.

LICENSES

We have been informed by the vendors that the property currently benefits from a Premises Licence with permitted hours from 10:00 until 00:00 Sunday – Wednesday and 10:00 until 2:00 Thursday - Saturday.

TENURE

Leasehold expiring on 13/04/2035 at a current rent of £70,000 subject to review on 14/04/2010.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

Misrepresentation Act

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VAT

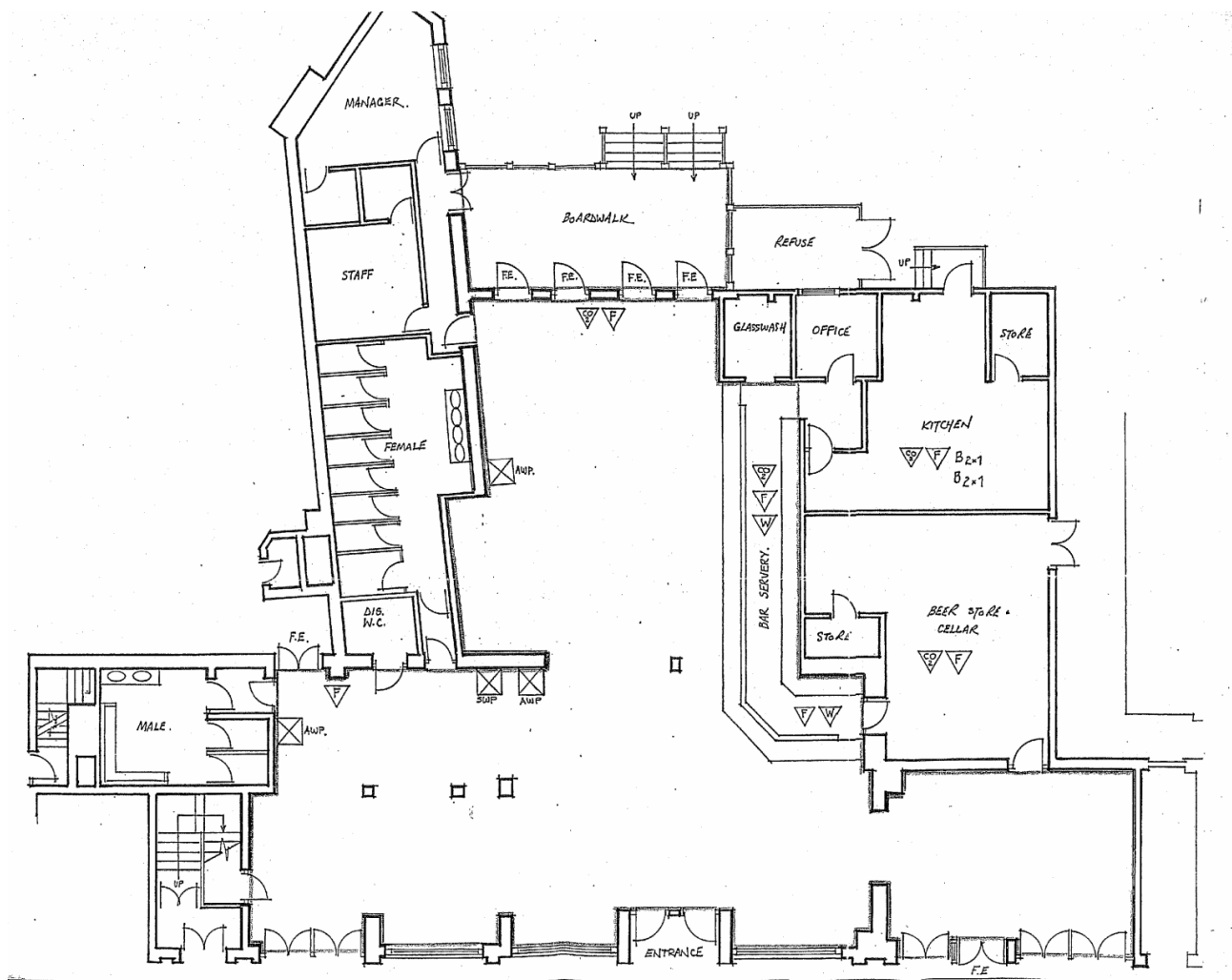
VAT, if applicable will be payable in addition to the purchase price.

FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

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PLAN



Approximate Gross Internal Areas: - 471.61 m sq 5,076 sq ft

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