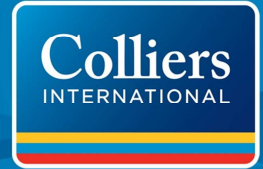


FREEHOLD
PUB / DEVELOPMENT OPPORTUNITY



George Inn, 1 Upper High Street, Wednesbury, Sandwell WS10 7HF

- Development opportunity STP
- Prominent location in the centre of Wednesbury
- Part Let - Income of £10,000 p.a.
- Smoking area to the rear

£400,000 plus VAT, if applicable

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

Edward Peel
Licensed & Leisure
+44 121 265 7536
edward.peel@colliers.com

Property Ref: **20285**

Colliers International
Eleven Brindleyplace
2 Brunswick Square
Brindleyplace
BIRMINGHAM
B1 2LP
+44 121 265 7500

www.colliers.com/uk/leisure

George Inn, 1 Upper High Street, Wednesbury, Sandwell WS10 7HF



LOCATION

The subject property is located within Wednesbury town centre at the corner of High Street, Union Street and Walsall Street. The surrounding area is occupied by a number of national and local operators including Ladbrokes, BetFred, Greggs, Poundland and Iceland.

DESCRIPTION

The property as a whole provides a public house with managers accommodation, hair salon, vacant shop and first floor offices. The property is of concrete and brick construction under a flat roof providing accommodation at basement, ground and first floor level. Externally there is a smoking area to the rear of the public house.

KEY FEATURES

The property is laid out as follows:-

Public House Ground Floor

The entrance to the front of the property provides access to the main trading area with bar servery, pool table and large seating area to the rear. Additionally there is a catering kitchen and rear arterial corridor providing access to the customer WC's, beer yard and staff accommodation.

Public House First Floor

Manager's accommodation providing three bedrooms, kitchen, living room, bathroom and WC.

Basement

Cold beer store with three adjoining stores.

Hair Salon – 65 Union Street

The hair salon provides accommodation at ground and first floor level.

First Floor Offices

The offices provide accommodation comprising five offices, a training room, meeting room, ladies and gents WC's, kitchen and store.

Vacant Shop

Details upon request.

PLANNING

Our verbal enquires of Sandwell Metropolitan Borough Council have confirmed that the property is not listed, however it is located within a Conservation Area.

All further enquiries regarding planning matters should be directed to the planning department of Sandwell Metropolitan Borough Council on T: 0845 358 220.

RATEABLE VALUE

The property is listed on the 2010 Valuation List as having a Rateable Value of £13,500.

George Inn, 1 Upper High Street, Wednesbury, Sandwell WS10 7HF

TENURE

The site is held freehold.

The occupiers of the first floor offices have been granted a lease expiring July 2012 at a current rent of £5,000.

The occupiers of the hair salon have been granted a lease expiring July 2015 at a current rent of £5,000

PRICE

£400,000

TERMS

Guide Price - £400,000.

FIXTURES AND FITTINGS

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

VAT

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

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWING

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

Not what you're looking for? Why not visit our website at www.colliers.com/uk/leisure and view details of other properties we are marketing.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

15/02/2012

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Energy Performance Certificate

Non-Domestic Building



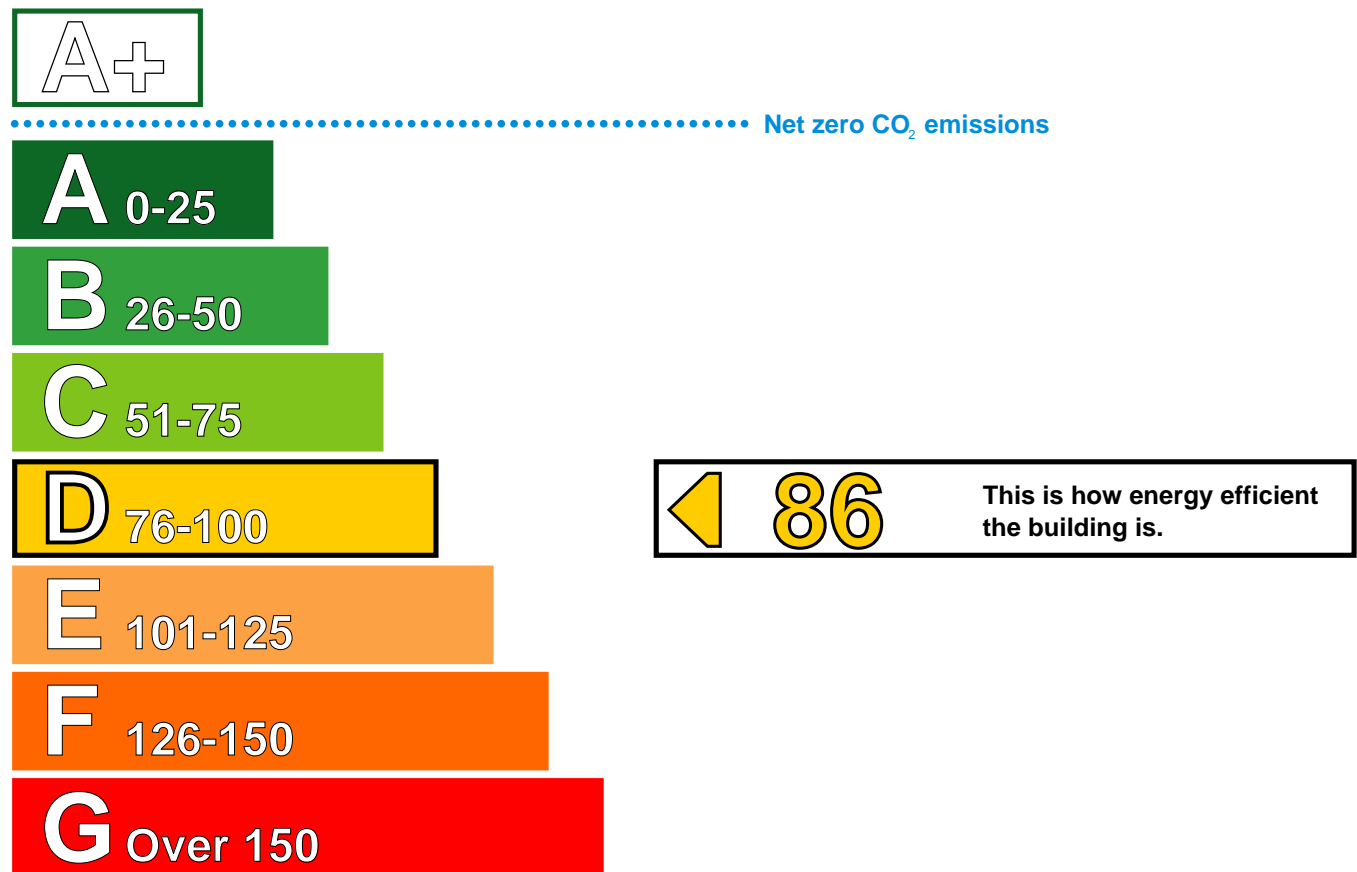
George Inn
1 Upper High Street
WEDNESBURY
WS10 7HF

Certificate Reference Number:
0310-0231-3780-9522-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 397
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built
54 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.3.b using calculation engine SBEM v3.3.b

Property Reference: 198752530000

Assessor Name: Rob Burrows

Assessor Number: BREC400092

Accreditation Scheme: BRE Global

Employer/Trading Name: Head Projects Bulding Control

Employer/Trading Address: 107-111, Fleet Street, London, EC4A 2AB

Issue Date: 09 Mar 2009

Valid Until: 08 Mar 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0509-2223-8540-3700-1103

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**