

FOR SALE

PROMINENT BANQUETING SUITE WITHIN BILSTON TOWN CENTRE



41 LICHFIELD STREET

BILSTON

WEST MIDLANDS

WV14 0AJ

TSR

TOWLER SHAW ROBERTS

LOCATION

The property occupies a highly visible roadside position on Lichfield Street, Bilston, just off the busy A41 Oxford Street Island which links to the main A463 Black Country Route leading directly to Junction 10 of the M6 Motorway. There are a variety of national and local retailers / businesses in the locality including Post office, Iceland, Morrison's Superstore, multiple food providers, commercial & residential estate agents, and hair & beauty specialists, along with many other commercial entities, and a high volume of residential occupation in the local vicinity.

Both West Midlands Metro Station and Bilston Bus Station is within walking distance to the property.

DESCRIPTION

The building which has an internal floor area of approximately 12,778 sqft (distributed across two main floors, as well as the main banqueting suite area) offers the ideal space for large events. The property benefits from a front entrance with an office on the side which has separate access from the main doors. Two bar areas, kitchen, storage rooms and toilets. The first and second floor offers a versatile space and extends to approximately 2,843 sqft (264 sqm).

Access is served at the front entrance on Lichfield Street, however there is a rear yard / car park accessed on Bow Street.

The building is currently utilised as a banqueting suite, however has potential for other uses (subject to planning).

ACCOMMODATION

(Not including toilets)

	<u>Sq. Ft.</u>	<u>Sq. M</u>
Banqueting Suite (including lower and upper bar area)	8,515	791
Front Entrance, Office, Kitchen and Stores	1,420	132
First and Second Floors	2,843	264
Total	12,778	1,187

LOCAL AUTHORITY RATES

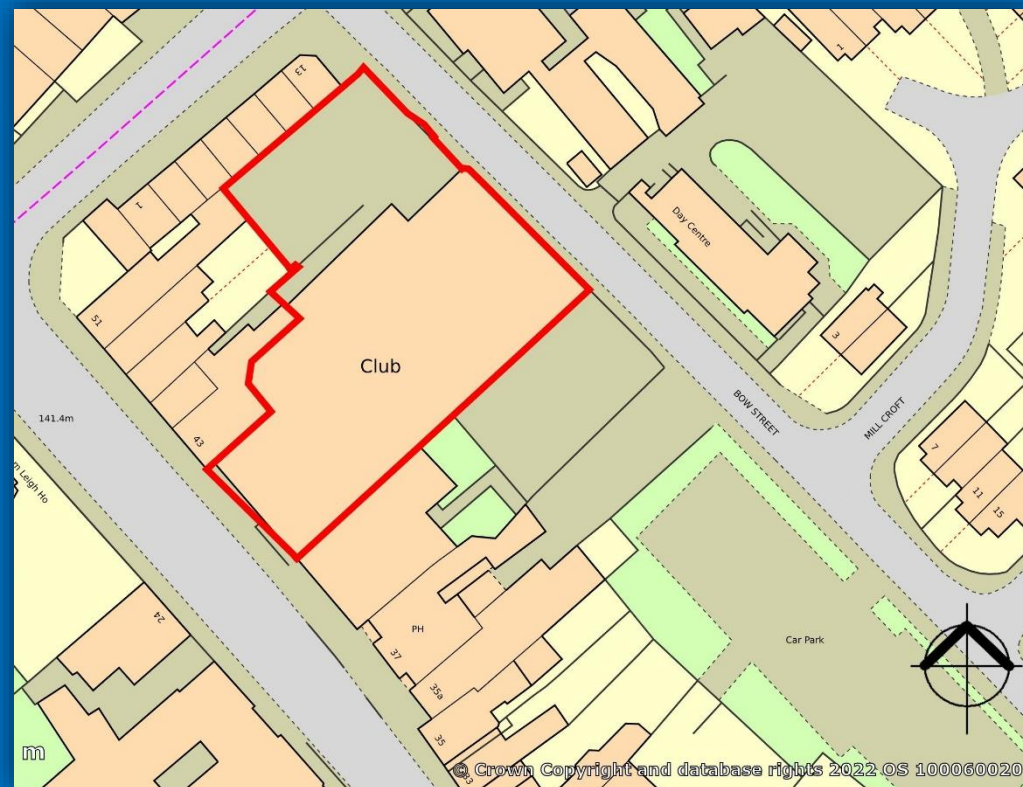
Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

SERVICES

We understand that mains water, drainage, electricity and gas are connected to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

PLANNING

We understand that the property has an established banqueting suite use within Sui Generis of the Town & County Planning (Use Classes) Order 2020. Interested parties are advised to make their own enquiries with regard to the planning position with the Local Planning Authority.



TENURE

The Freehold of the property is available with vacant possession, or alternatively the leasehold is available on a new lease to be agreed for the banqueting suite only.

PRICE

Price on Application, contact agents for Freehold price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

EPC

Energy Performance Rating: Upon request

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

VIEWINGS

Strictly by prior appointment with the sole Selling Agents:

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA.

Tel: 01902 421216

Email: wolverhampton@tsrsurveyors.co.uk

