



## For Sale/May Let

**Bell Lane, 1 Bell Lane, Bloxwich, West Midlands, WS3 2JN**

**3,600 ft<sup>2</sup> (334.44 m<sup>2</sup>)**

- Prominent Corner Position
- Large car park to the rear
- Total site area of 0.22 Acres.
- Suitable for a variety of uses subject to the necessary planning consents
- Additional land to the side of the property.

## Description

Opportunity to acquire a detached former public house with large car park to the rear. The property is a two storey detached property, with parking for 15 spaces to the rear of the property, we understand the site is circa 0.229 Acres.

There is land to the side of the property, which is within the same ownership of the property but is not included as part of the sale of this property. It could form part of a larger development but this would have to be negotiated in addition to the existing asking price, this site area is 0.084 acres. The property would suit a variety of uses subject to the necessary planning consents.

## Location

The property is situated on a prominent corner position at the bust junction of Bell Lane, where High Street meets Stafford Road and Lichfield Road. High Street provides direct access into Bloxwich Town Centre. Walsall is circa 3.5 miles from the subject property and can be accessed within a 15 minute drive.

## Accommodation

We have been provided with the below floor areas by the landlord.

Ground and First Floor 3,600 sq ft

We also understand the property has a site area of 0.22 acres.

## Tenure

We understand the property is held freehold

## Rent

Details on request

## Price

Seeking offers of £400,000 for the property.

## Planning Use

The property is currently a public house. The property may be suitable for alternative uses subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £6,400

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221030  
info@fletchercre.co.uk

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