



For Sale May Let

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

3,600 ft² (334.44 m²)

- Prominent Corner Position
- Large car park to the rear
- Total site area of 0.25 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 and additional land to the side. The property is a two storey detached property, with parking for 15 spaces to the rear. We understand the site is circa 0.229 Acres. It is available on a for sale or may let basis. We understand the site is held freehold and the ground floor is circa 1,830 sq ft, there are currently no measurements for the upper floors but it appears they follow the same footprint as the ground floor therefore it should be a total 3,660 sq ft.

To be sold complete with additional land to the side of the property, which may form part of a larger development . This additional 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 0.25 acres.

Tenure

Freehold

Rent

Details on request

Price

Seeking offers in the region of £395,000 + VAT on an unconditional basis.

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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