



# FOR SALE



**Freehold public house with alternative use potential  
(subject to consent)**

**The Kings Head, 15 Mill Street , Brierley Hill DY5 2RG**

**GUIDE PRICE::**

**£210,000**

## KEY FEATURES

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Freehold public house.

Town centre location.

Large rear beer garden.

Open bar/lounge and kitchen.

First floor comprising 4 rooms and bathroom.

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Guide Price: £210,000



## LOCATION

The property occupies a prominent mid parade position on Mill Street opposite the Moor Shopping Centre within the heart of Brierley Hill town centre, with a densely developed immediate catchment area for potential trade.

Brierley Hill lies approximately 3 miles south of Dudley town centre and 2 miles north of Stourbridge. The Merry Hill Shopping Centre and Lye Railway Station are within close proximity. There is ample public car parking available at the rear via Cottage Street and Little Cottage Street.

## DESCRIPTION

The property comprises a two storey mid terraced public house (not trading) with ground floor trading area and kitchen, with living accommodation to the first floor. Further benefits include a large beer garden and access to the rear via Cottage Street.

## ACCOMMODATION

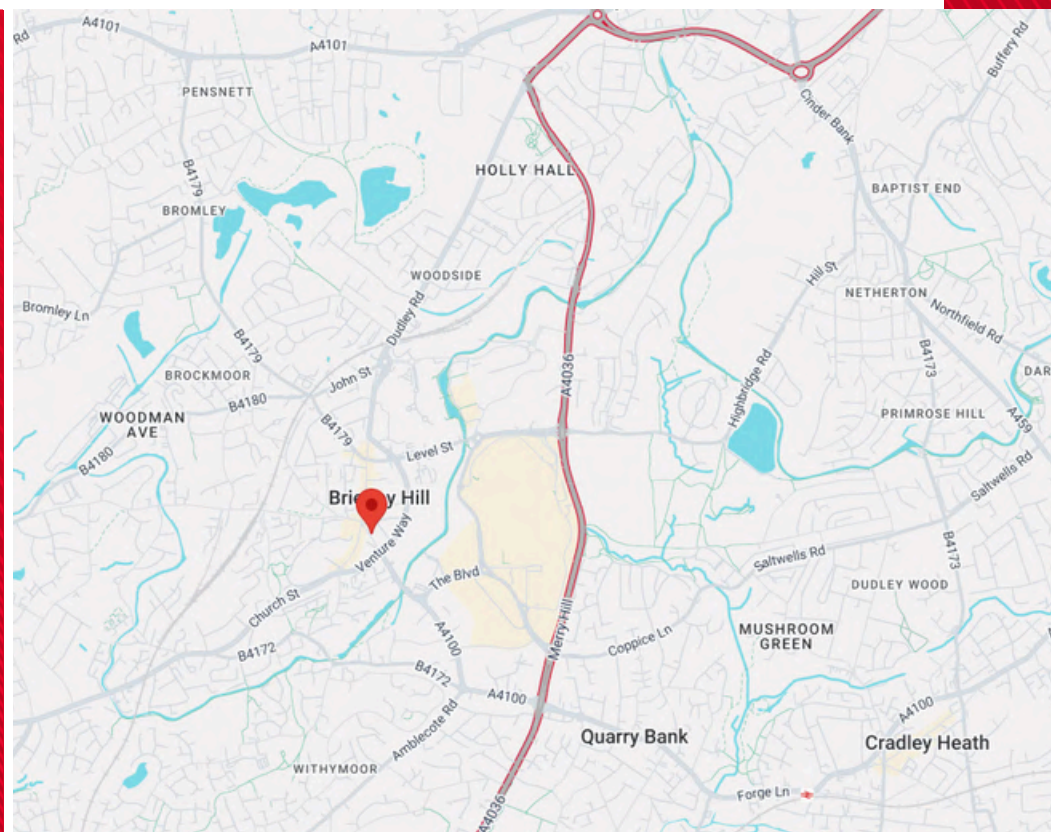
Ground floor – Open plan bar/lounge area with bar servery, kitchen, storeroom, ladies & gents WC's and access to a basement cellar  
First floor – 4 rooms and bathroom  
External – Large beer garden and gated access via Cottage Street

## TENURE

Freehold with vacant possession.

## BUSINESS RATES

The property has a current rateable value of £3,300.



## VAT

All prices quoted are exclusive of any VAT that may be payable.

## EPC

Available upon request.

## PRICE

Offers based on £210,000 are sought for the freehold interest.

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

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