



FOR SALE



A Freehold Town Centre Hotel & Development Opportunity

The Royal Hotel & land, Ablewell Street, Walsall, West Midlands WS1 2EL

GUIDE PRICE:

£2,400,000

KEY FEATURES

1.13 acre site in the heart of Walsall Town Centre

28 bedroom hotel (with HMO licence)

Substantial function room for 200 guests

Licensed bar and restaurant

3 bedroom managers flat

2 industrial units providing excellent rental potential

Car park

Guide Price: Offers based on £2,400,000



LOCATION

The site occupies a prominent location on Ablewell Street roundabout and fronts Pool Street and also Bott Lane. The property is situated within an established residential location and provides easy access to the town centre amenities and public transport.

Walsall is a suburb of Birmingham located approximately 14.5 km (9 miles) north of Birmingham City Centre, 9.5 km (6 miles) east of Wolverhampton, 40 km (25 miles) north-west of Coventry and 193 km (120 miles) north-west of London.

The town benefits from good road communications being situated approximately 2.1 km (1.3 miles) east of Junction 10 of the M6 Motorway, 4 km (2.5 miles) north of the M5/M6 Motorway interchange, 9 km (5.6 miles) south-east of the M54 and 13 km (8 miles) south of the M6 Toll Motorway, providing direct access into Birmingham City Centre and connections to the wider UK Motorway network.

Walsall is well served by public transport with Walsall Railway Station providing a direct service to Birmingham New Street with an approximate journey time of 20 minutes, which in turn provides direct services to London Euston with a fastest journey time of approximately 1 hour 20 minutes. Birmingham International Airport is located 30 km (19 miles) to the south-east. The third largest regional airport in the UK, it provided international flights for approximately 13 million passengers in 2017.

DESCRIPTION

The Royal Hotel and associated land and buildings sits on 1.13 acres and comprises a 28 bedroom hotel, 200 person function room, 2 industrial units, a 3 bedroom managers flat and car parking/land.



ACCOMMODATION

The Royal Hotel

A 28 bedroom independently run hotel with HMO licence. Each of the bedrooms have ensuite facilities. In addition, the hotel includes meeting rooms, a refurbished licenced lounge bar and a restaurant (80 covers)

Function Room

The Astor Room can cater for up to 300 guests and is ideal for wedding receptions, exhibitions and corporate/hospitality events. The Astor Room has its own reception entrance and dance floor.

20 Bott Lane (Industrial Unit)

Extending to 2,411 sq ft (224.07 sq m) and comprising a production area, offices and staff room

Adjacent Industrial Unit

Extending to approximately 2,743 sq ft (255 sq m) with small side yard

Managers Flat

3 bedrooms, kitchen, lounge, bathroom

External

Car parking to the rear

TENURE

Freehold with vacant possession.

One of the industrial units is leasehold with approximately 20 years remaining on the lease . The Freehold of this unit is held by Walsall Metropolitan Borough Council.



SIZE

Circa 1.13 acres

EPC

Available upon request.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable where applicable. Prospective purchasers should consult their accountant for professional advice in this respect.

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.

VIEWINGS

No direct approach may be made to the business. For an appointment to view, please contact the sole selling agents.

BUSINESS RATES

The hotel has a rateable value of £14,500

GUIDE PRICE

Offers based on £2,400,000 are invited.



CONTACTS

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