



**FOR SALE**

**Freehold Refurbished Mixed Use Opportunity**

**14 Bond Street , Wolverhampton, WV2 4AS**

**Bond Wolfe**  
**bw**  
Est. 1983

# Property Highlights

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Attractive Georgian property in the heart of the city centre.

Incredible ground floor bar refurbished to the highest standard.

2,300 sq. ft. bar with catering kitchen and external terrace.

Bespoke oak topped bar servery.

4 self contained refurbished flats above, providing excellent income potential.

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**Freehold – offers in excess of £600,000**



# Location

The property is located on Bond Street, a cobbled street in the heart of Wolverhampton city centre, just a short walk from The Mander Shopping Centre. Bond Street affords a pleasant position just off St Johns Square, whilst being easily accessible off the main A4150 ring road. It is well located to benefit from trade from nearby complimenting outlets such as Genting Casino and a number of licenced establishments.

Wolverhampton is situated in the West Midlands and is approximately 24 km (15 miles) northwest of Birmingham, 11 km (7 miles) west of Walsall and 29 km (18 miles) southeast of Telford.

Wolverhampton benefits from good road communications being approximately 8 km (5 miles) west of Junction 10 of the M6 Motorway and 3.2 km (2 miles) south of Junction 2 of the M54 Motorway. The A41 Black Country Route provides direct access to the M5 at Junction 1 which links to Birmingham.

The vibrant city of Wolverhampton has a population of approximately 260,000 and is one of the top ten Britain, the city is an ideal centralised location for businesses growing economies in the UK.



# Description

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The property comprises a fully restored attractive Georgian property steeped in history and formerly owned by Sir Henry Cosmo Bonsor, a former brewer and politician who sat in the house of commons from 1885 - 1900. It has been sympathetically restored to an impeccable standard throughout, as evidenced by the level of workmanship and quality of the fixtures and fittings.

The ground floor, benefiting from significant investment, is a turnkey licensed bar with commercial kitchen and external terrace. To the first and second floors there are four self-contained apartments that have also been refurbished to an equally high level, providing excellent revue potential.

# Accommodation

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## Ground Floor/ Commercial

The ground floor comprises a 2,300 sq. ft. ( 213.75 sq m) refurbished bar which includes high level furnishings throughout, including a striking oak topped central

bar server, with fixed booths and tables throughout. There is also commercial kitchen and an external terrace for alfresco drinks and dining.

## Upper Floors/Residential

Above the bar and accessed separately there are four self-contained 1 and 2 bedroom flats refurbished to a high standard throughout with numerous character features including exposed beams. Facilities include keyless entry, air conditioning, fully equipped kitchens, spacious living rooms and walk in showers.





## Tenure

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Freehold - with vacant possession.

## Rateable Value

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The ground floor has a current rateable value of £17,250. This is not the amount of business rates payable.

## EPC

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Available upon request.

## VAT

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Any figures mentioned within this brochure are exclusive of any VAT that may be payable.

## Price

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Offers based on £600,000 are sought for the Freehold interest.





## For Further Information & Viewings

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