



FREEHOLD PUBLIC HOUSE

# For Sale

The Miners Arms, 58 Bagnall Street, West Bromwich B70 0TW



- Popular wet let public house in prominent location
- Ground floor open plan bar
- Large rear beer garden
- 3 bedroom owners' accommodation above
- Sold with vacant possession
- Freehold - offers based on £245,000



## LOCATION

The property occupies a prominent corner location at the junction of Bagnall Street and Waterside Street, approximately 1 mile northwest of West Bromwich town centre. West Bromwich is a large Black Country town within the Metropolitan Borough of Sandwell and lying approximately 5 miles West of Birmingham.

## DESCRIPTION

The property comprises a traditional public house with owners/managers accommodation to the first floor. The property opens to an open plan bar area with customer WC's and a commercial kitchen to the rear. There is a cellar accessed directly from the bar area, and a good sized beer garden to the rear of the property.

To the first floor there is a kitchen, bathroom, living room, and three bedrooms.

The public house at ground floor has traded as a busy local community pub serving the surrounding residential area but also attracting trade from the town centre and the many local businesses. The unit is currently closed for trade but offers the opportunity to be operated by an owner occupier or converted for alternative use (subject to obtaining the necessary planning consents).

## STOCK IN TRADE

There is no stock to be purchased by the Buyer.



## FIXTURES AND FITTINGS

All fixtures and fittings are to be included in the sale on an as seen basis other than a small number of items to be retained by the vendor, which will be confirmed on-site.







## PRICE

Offers based on £245,000 are invited for the Freehold interest.

## TENURE

Freehold with vacant possession.

## RATEABLE VALUE

The property has a rateable value (1 April 2023 to present) of £2,500.

## SERVICES

We are advised that the property is connected to all mains services.

## ANTI-MONEY LAUNDERING

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

## EPC

Available upon request.

## VALUE ADDED TAX

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

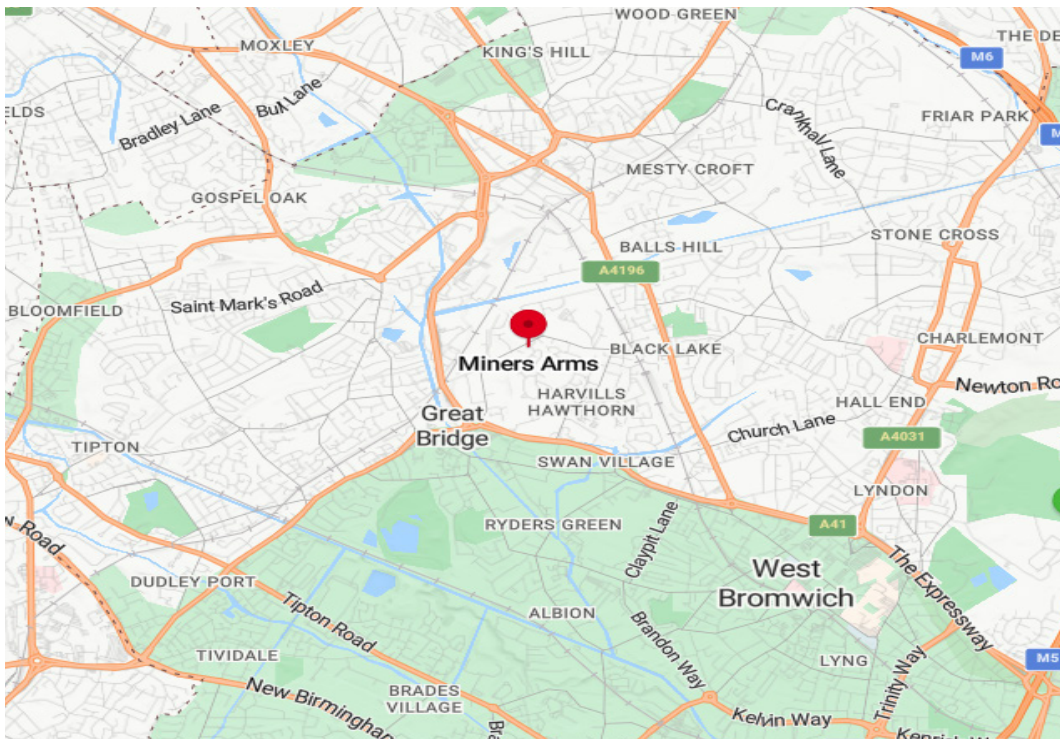
## FURTHER INFORMATION AND VIEWINGS

Please contact Bond Wolfe on 0121 525 0600 or email [agency@bondwolfe.com](mailto:agency@bondwolfe.com)

## LEGAL COSTS

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

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