



FOR SALE



Historic Grade II Listed Public House

**The Tilted Barrell, 33 High St, Princes End, Tipton
DY4 9HU**

OFFERS BASED ON::

£299,000

KEY FEATURES

Famous black country public house dating back to 1820.

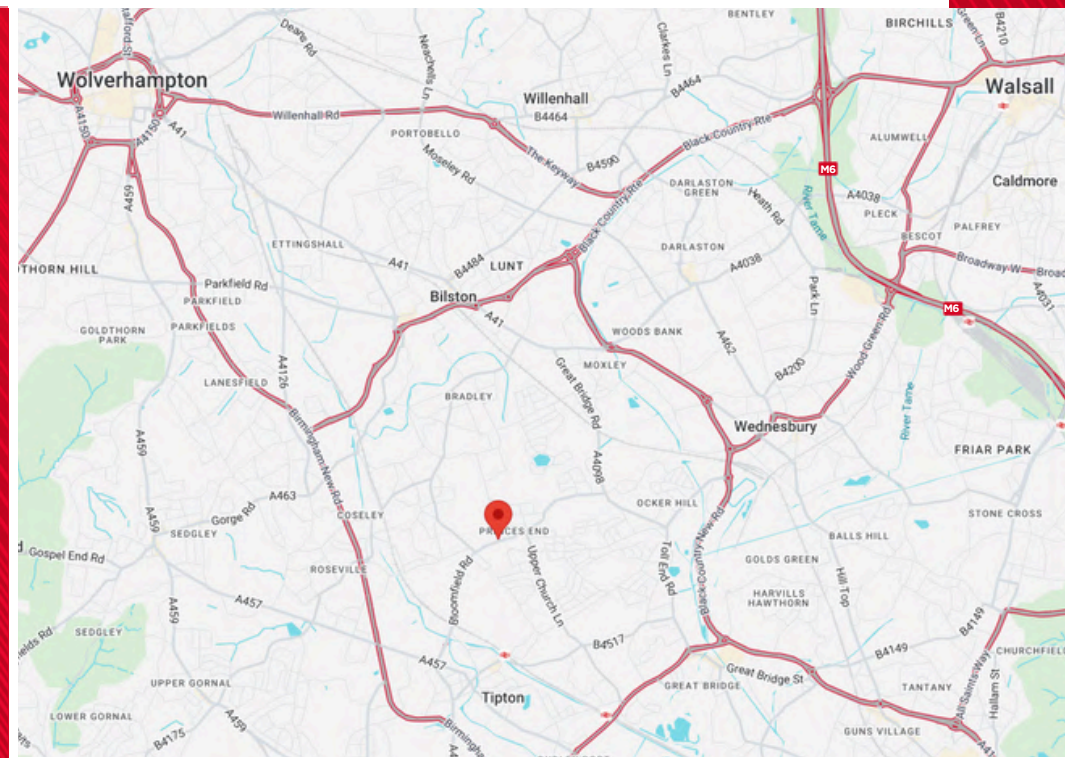
Refurbished public areas.

7 bedrooms to the first floor.

Established bar & grill.

Rear car park & lawned beer garden.

Guide Price: Offers based on £299,000.



LOCATION

The property occupies a prominent corner location at the junction of High Street and Parkes Lane, in Tipton. It is situated in a mixed residential and commercial area, with good access to public transport and local amenities.

Tipton is one of six towns in Sandwell. It is situated in the northwest of Sandwell and contains the wards of Great Bridge, Princes End and Tipton Green.

The M5 Motorway at Junction 2 lies approximately 4 miles distance and provides access to the M5 Motorway and the Black Country national motorway network. The main A41 Black Country New Road dual carriageway gives access between Wolverhampton City Centre and the M5 Motorway.

DESCRIPTION

The Tilted Barrel is a historic grade II listed public house dating back to 1820. Having recently been refurbished it trades successfully as a bar & grill with excellent scope to enhance trade levels.

The property comprises of two bar areas with front & rear access to the ground floor with access to a large commercial kitchen, and ladies and gents WC's. To the upper floors there are 7 bedrooms, two bathrooms and a kitchen.

Externally, there is a rear tarmacadam car park, accessed off Parkes Lane. The trading areas host a number of original features including exposes beams, original fireplaces whilst offering booth style seating to both bar areas.



COVENANTS

Basement – Two beer cellars and three store rooms extending to 781 sq. ft. (72.64 sq m).

Ground Floor – Front lounge bar & central bar servery, rear L shaped bar area, commercial kitchen, stores & ladies & gents WC's

First Floor – Seven bedrooms, two bathrooms & kitchen.

External – Rear car park, lawned beer garden & brick store

TENURE

Freehold.

PRICE

Guide Price: Offers based on £299,000.

VAT

We are advised that VAT is not applicable.

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.



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