



The Crown Inn

Long Acre Street, Walsall, West Midlands WS2 8HP

Freehold £399,000

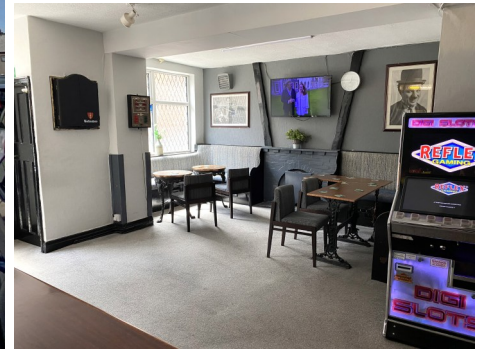
- West Midlands suburban freehouse
- Lounge bar, public bar & games room
- Quality five bedroom owners accommodation
- Trade garden & car park
- Set in 0.19 of an acre
- Trades under the VAT threshold

Ref: 1961

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SP Sidney
Phillips



LOCATION

The town of Walsall is one of the West Midlands largest conurbations having a population of 269,323 in the wider built up area. It is historically known as the UK centre of saddlery and leather production, although this has waned during the post-war period. It stands north of the Midlands city of Birmingham, east of the city of Wolverhampton and benefits from excellent communication links via two junctions of the M6 motorway.

The Crown is a long established freehouse for sale after 37 years in the same owners' hands. It stands in a residential area known as Birchalls on the north-eastern edge of the town and offers good prospects for continued use as a public house or for another purpose, subject to planning, especially in view of the plot size of 0.19 of an acre with the pub having the benefit of a good size car park and rear area.

The property, which must be viewed to be appreciated, is briefly described as follows:

TRADE AREAS

GROUND FLOOR:

LOUNGE BAR - a well appointed room with carpeted floor, tapestry upholstered fixed wall seating together with loose bar chairs and matching low stools currently arranged for 35 customers. PUBLIC BAR and GAMES ROOM which is a much larger room in two sections having games area, pool table and tapestry upholstered fixed wall seating throughout with loose chairs and stools currently to accommodation 40+ customers. CENTRAL BAR SERVERY with panel fronted counters to both rooms. LADIES' and GENTLEMEN'S TOILETS.

Basement BEER CELLAR with delivery access from the rear of the premises.

OWNERS ACCOMMODATION

Located at first floor and comprising:

THREE DOUBLE BEDROOMS, KITCHEN with fitted units, LOUNGE, LIVING ROOM/DINER and BATHROOM.

SECOND FLOOR FLAT

There is a run of three interconnecting rooms with DOUBLE BEDROOM with EN SUITE BATHROOM and LIVING ROOM/OFFICE.

EXTERNAL

To the rear of the property is an enclosed GARDEN/PATIO AREA with smoking solution for customer use with OUTBUILDINGS currently utilised for storage. Tarmacadam CAR PARK with space for approximately 14 vehicles.

THE BUSINESS

Our clients have owned the property now for approaching 37 years having acquired the same in 1987. The property trades as a traditional pub to the local community supporting dominoes, pools and darts teams. The business trades under the VAT threshold to suit the current owners' requirements.



TENURE & PRICE

FREEHOLD £399,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

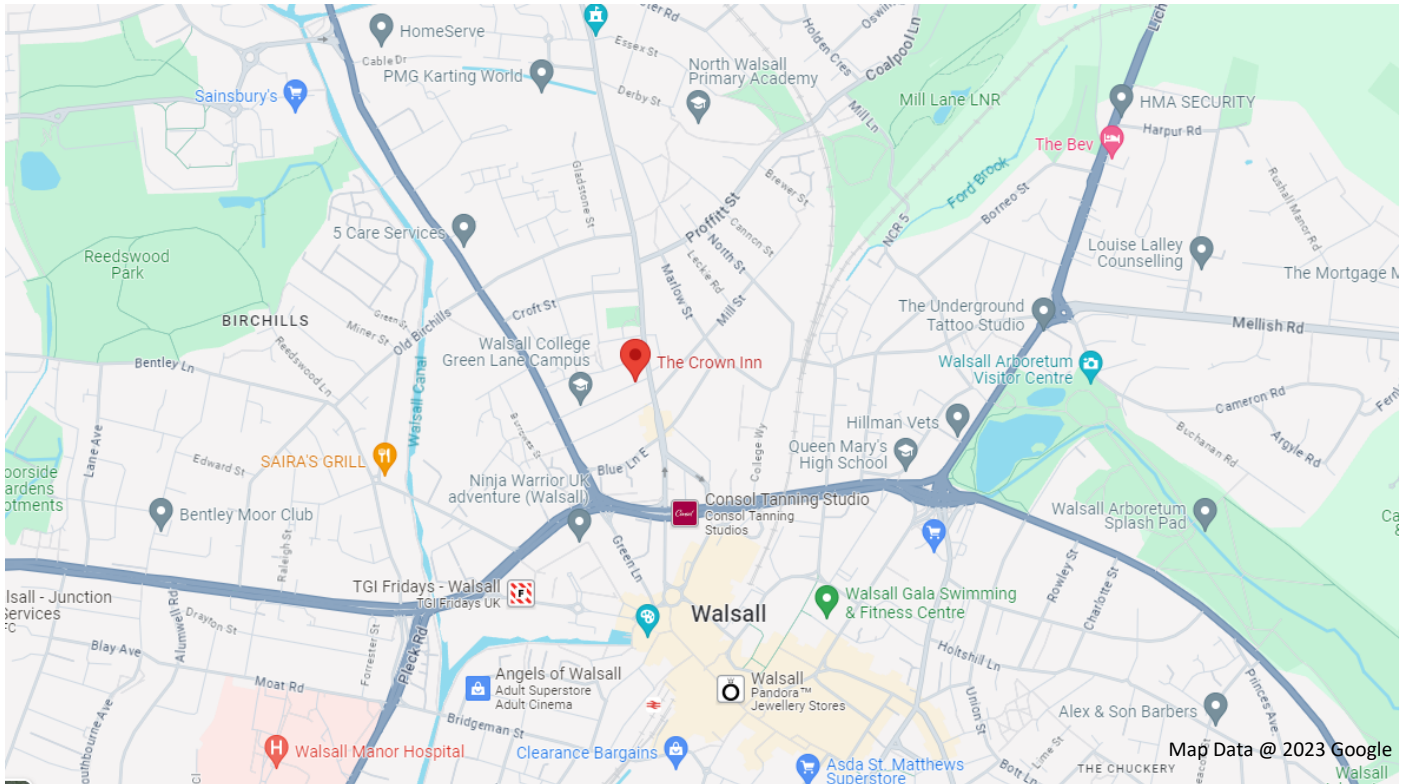
A full Premises Licence is held permitting the sale of alcohol:

Monday to Saturday: 11:00 - 23:00

Sunday: 12:00 - 22:30

SERVICES

All mains services are connected.
The property has the benefit of gas fired central heating



awaiting
epc

EPC Reference: N/A

BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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