

AVAILABLE IMMEDIATELY



The Queen's Head

9 Queen Street, Redditch, B98 8AY

**FORMER PUBLIC HOUSE
WITH DEVELOPMENT
POTENTIAL STPP**

4,335 sq ft
(402.73 sq m)

- PUBLIC HOUSE
- PROMINENT TOWN CENTRE POSITION
- DEVELOPMENT POTENTIAL, STP
- FREEHOLD
- AVAILABLE IMMEDIATELY
- 0.2 ACRES

Summary

Available Size	4,335 sq ft
Price	Offers in excess of £300,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	Upon enquiry

Location

The Property is located on Queen Street, which forms part of Redditch Town Centre. Queen Street is conveniently situated to the rear of the main pedestrianised centre of the Town, the Magistrates Court and site of the former Police Station are directly opposite.

Description

The Property comprises a substantial former Public House with self-contained residential accommodation above.

The ground floor is arranged as:-

Bar, Snug and spacious Lounge, all situated around the central bar. The Bar area has double glazed doors opening out into the rear Garden. In Addition, there are separate Male and Female WCs and a spacious Cellar. The Gross Internal Floor Area of the ground floor is 2,920 sq ft

Stairs ascend to:-

First Floor Landing which provides access to the self-contained former residential accommodation arranged as Bathroom, WC, Lounge and 3No. Bedrooms having a total Gross floor Area of 1,415 sq ft.

Total Gross Internal Floor Area is some 4,335 sq ft.

The Property sits flush with the pavement, to the rear is a large, landscaped Beer Garden, a total site area of some 0.2 Acres.

Planning

The Property has been operating until recently as a Public House with self-contained residential upper floor, however, there is clear potential for the site to be redeveloped subject to planning. Our Client is seeking unconditional offers.

Purchase Price

Offers over £300,000 plus VAT

Tenure

Freehold

Services

All main services are believed to be available.

Rateable Value

TBC

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.



Viewing & Further Information



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