



The Boat Inn

Freehold

Offers in the Region of **£175,000** Excluding VAT

The Boat Inn, 31-33 Church Street, Wednesfield, Wolverhampton, WV11 1SS

AT A GLANCE

- TWO STOREY BRICK BUILT PROPERTY
- EXTERNAL DRINKING AREA
- TOTAL SITE AREA 0.053 ACRES
- GROUND FLOOR FOOTPRINT 1,960 SQ FT (APPROX)
- TOWN CENTRE LOCATION
- OPEN PLAN TRADING AREA
- FOUR BEDROOM DOMESTIC ACCOMMODATION
- GRADE II LISTED PROPERTY

Viewing And Further Information

Jon Heald

☎ 0115 8246442

📱 07941 614719

✉ jon@everardcole.co.uk





PROPERTY

The Boat Inn is a two storey semi-detached property of rendered brick elevations beneath pitched tiled and flat roofs. The internal accommodation briefly comprises an entrance hall leading to the open plan Bar area, with timber bar servery and perimeter seating, wooden flooring. A hallway to the side provides access to the Ladies and Gents W.C.s and to the side yard which provides an outdoor drinking area. The pub also benefits a basement beer cellar, a glass wash-up area to the rear of the servery and a small commercial kitchen.

The domestic accommodation is located over the 1st floor and briefly comprises an L-shaped room with two bedrooms off (one with ensuite bathroom), Lounge with a further two bedrooms off and a domestic kitchen with W.C. off. The Lounge has a door providing rooftop access to a boiler room.

To the exterior the pub has a yard, adjacent to the canal, with covered smoking shelter.

PLANNING

The local authority is Wolverhampton Council. We are advised that the property (and 'brewhouse') is Grade II Listed (List Entry Numbers: 1205529 & 1201800). Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected to the property.

MEASUREMENTS

The overall site measures c. 0.053 acres, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The pub is no longer trading. The vendor has not occupied the property and does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The Rateable Value has been assessed at £12,000.



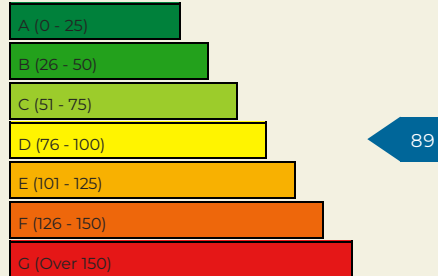


LOCATION

The Boat Inn is located in the centre the village of Wednesfield, near Wolverhampton. Wednesfield is a small densely populated village just two miles north east of the city of Wolverhampton. The Boat is situated just off the centre of the main circuit adjacent to the canal. Wednesfield Village or 'the village' as it is still referred to by many residents provides a range of shopping, office and community facilities for residents in the north east of Wolverhampton and some adjoining parts of the Metropolitan Borough of Walsall, along with services for the major industrial areas to the south of the town and New Cross Hospital. Wednesfield is 2 miles (3.2 km) east-northeast of Wolverhampton city centre and is part of the West Midlands conurbation.



EPC



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Cambridge
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info@everardcole.co.uk
www.everardcole.co.uk



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