



# Horse & Jockey

## Freehold

Offers in the Region of **£400,000** Excluding VAT (if applicable)

Horse & Jockey, 33 Walsall Road, Darlaston, West Midlands, WS10 9JS

### AT A GLANCE

- Two Storey Detached Pub
- Alternative Use Potential
- Good Sized Car Park
- Ground Floor Footprint 1,845 sq ft
- Located in Residential Area
- Lawned Beer Garden
- In Need of Modernisation
- Set in 0.414 acre Plot

### Viewing And Further Information

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## PROPERTY

The Horse & Jockey is a two and single storey detached property of brick elevations beneath pitched tiled and flat roofs. The accommodation briefly comprises an entrance hall leading from Walsall Road, with two trading areas located either side. The Public Bar has a timber bar servery, fixed perimeter seating, darts throw, feature fireplace and part tiled floor. The Lounge Bar has a timber bar servery, upholstered perimeter seating, and brick-built feature fireplace. A rear hallway provides access to the Ladies and Gents W.C.s and door to rear beer garden.

The Horse & Jockey also benefits from a commercial kitchen and basement beer cellar.

The domestic accommodation is arranged over the first floor and briefly comprises, bathroom, lounge, domestic kitchen, three bedrooms.

To the exterior, the pub sits in a plot of 0.414 acres, with lawned beer garden, private rear yard and tarmac car park.

## PLANNING

The local authority is Walsall Council. We are advised that the property is neither Listed nor situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

## UTILITIES

We understand all mains services are connected

## MEASUREMENTS

The ground floor footprint of the property is 1,845 sq ft and the overall site measures c. 0.478 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

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor 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

Current rateable value (from 1 April 2026) of the Horse & Jockey has been assessed at £7,200.

## TENURE

Land Registry records show the Horse & Jockey is held on the freehold titles WM949527 and WM334953. Offers are being sought in the region of £400,000 excluding VAT (if applicable), for the Freehold interest.





### LOCATION

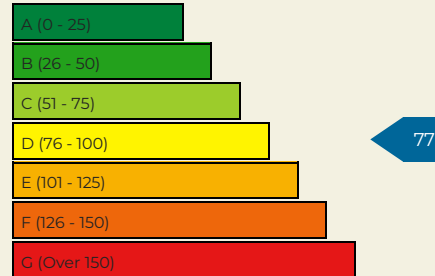
The Horse & Jockey is prominently located on Walsall Road in Darlaston. Darlaston is an industrial town the the Metropolitan Borough of Walsall in the West Midlands.

Historically the town was part of Staffordshire and is located near Bilston, Walsall, Wednesbury, Willenhall and Tipton.

According to the 2021 Census, Darlaston's built-up area population was 21,545 residents.



### EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

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