

# **BERRY BROOK FARM WOLVERHAMPTON**

**FREEHOLD PUBLIC HOUSE SET ON 2 ACRE PLOT CLOSE TO  
WOLVERHAMPTON CITY CENTRE**

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Cannock Road, Wolverhampton WV10 8QD

# KEY HIGHLIGHTS

## OPPORTUNITY TO ACQUIRE A FREEHOLD PUBLIC HOUSE ON LARGE PLOT WITH FUTURE REDEVELOPMENT POTENTIAL

- Occupies prominent corner plot within a major Wolverhampton residential conurbation.
- Situated on Cannock Road (A460), the primary road linking Wolverhampton with the M54, M6 and M6 Toll.
- The A460 features a host of drive thru, petrol garages and service uses - leads into city centre.
- Property arranged over ground, basement & first floors, totalling 13,307 sq ft (GIA).
- Unconsented 1.96-acre plot
- Significant alternative use potential, subject to the necessary planning consents - drive thru, convenience store, care homes or residential.
- Entire property let to Spirit Pub Company (Trent) Ltd on lease expiring 28 February 2026 - tenant has no intention of renewing the lease.
- Current passing rent of £86,875pa - there are no remaining or outstanding rent reviews.

## OFFERS INVITED FOR FREEHOLD INTEREST



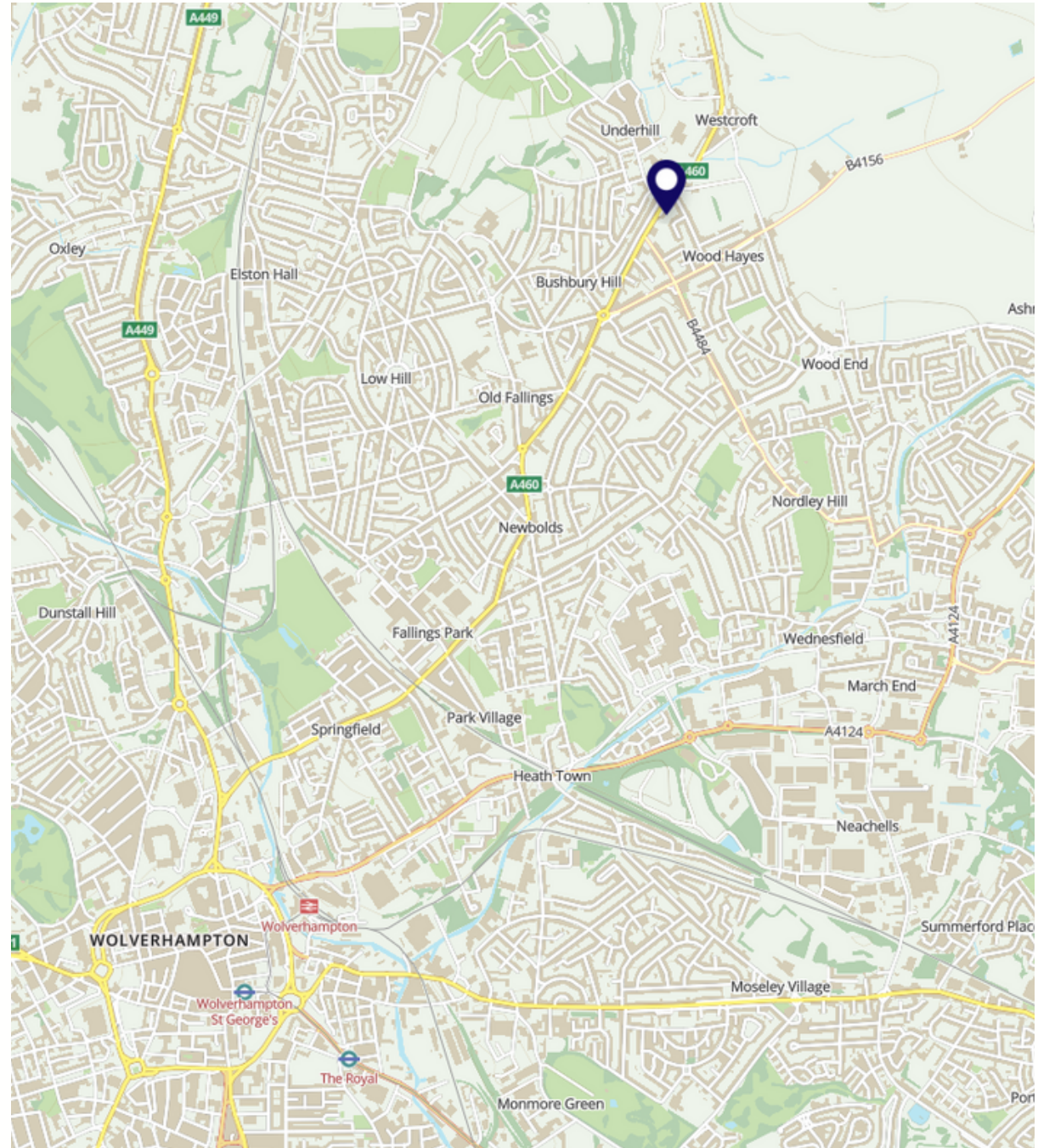
# LOCATION

**The property occupies a prominent corner plot on Cannock Road (A460), Wolverhampton. The A460 is a major route leading into the city centre and is the primary road linking Wolverhampton with the M54, M6 and M6 Toll. The road features a host of drive thru, petrol garages and service uses.**

Wolverhampton is the second largest city in the West Midlands. It has a catchment of 1.73m people within a 30-minute drive-time.

The city is one of the top ten growing economies in the UK and is enjoying unprecedented levels of private and public investment, including £992m already planned in the city centre alone. In 2021, the Department for Levelling Up, Housing & Communities announced it would relocate its HQ to the city. 500 posts, including senior civil servants, will be moving to the city by 2025.

Wolverhampton Railway Station is served by the West Coast Mainline, proving direct rail services to Birmingham New Street (20 mins), London Euston (100 mins) and Manchester (70 mins). The city is situated on the A449 dual carriageway, which links with the M54 and the A452 trunk road, which links with the M6.



# DESCRIPTION

**The property comprises a public house arranged over ground, basement & first floors, totalling 13,307 sq ft.**

The ground floor comprises the main trading area, with a large bar survey and children's play centre. WCs, and a commercial kitchen are also at ground level. The basement comprises a beer cellar. The first floor comprises residential accommodation and a storage room, accessed via an external staircase.

Externally, the property benefits from large a beer garden, children's play area and c80 car parking spaces.

The property occupies a site area of approx. 1.96 acres. There is significant potential for future redevelopment of the property / plot, subject to the necessary planning consents.

The property has the following approx. floor areas:

Floor	Use	Gross Internal	
		Sq ft	Sq m
Ground	Public House	8,684	806.8
Basement	Public House	1,255	116.6
First	Resi / Ancillary	3,368	312.9
<b>Total</b>		<b>13,307</b>	<b>1,236.3</b>

*Floor areas are approximate and are not to be relied upon*

**Approximate site area of 1.96 acres (0.79 hectares).**



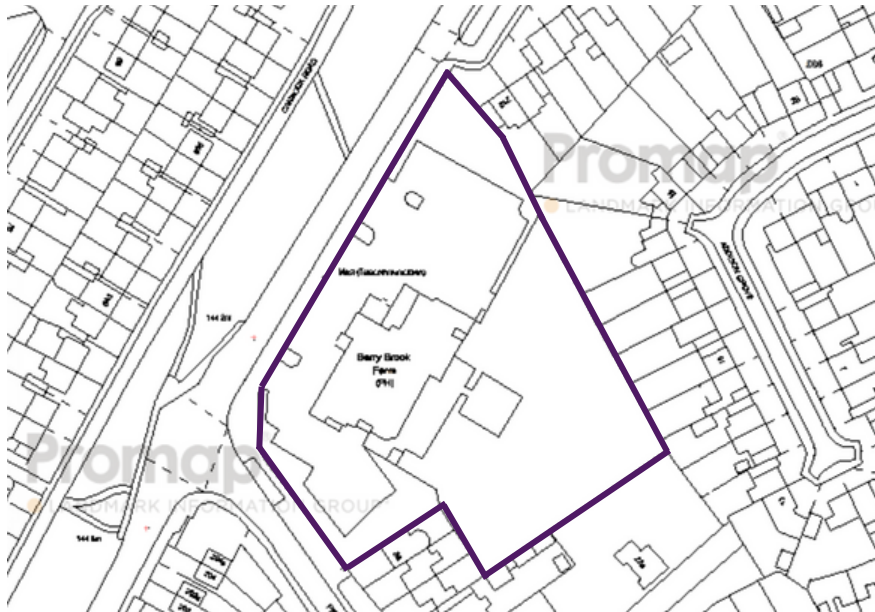
# TENURE & TENANCY

## Freehold

The entire property is let to Spirit Pub Company (Trent) Ltd (05746068) on a 30-year lease from 1 March 1996, providing c2 years unexpired. The lease is guaranteed by Spirit Group Parent Ltd (04872039).

The current passing rent is £86,875 per annum, reflecting just £6.53 psf. There are no remaining or outstanding rent reviews.

The lease is inside the security of tenure provisions of the 1954 Landlord & Tenant Act; however, we understand that the current tenant has no intention of renewing the lease upon expiry.



## Spirit Pub Company (Trent) Ltd

Spirit Pub Company (Trent) Ltd is wholly owned subsidiary of Greene King Ltd (00024511).

Greene King is one of the UK's leading integrated pub retailer and brewers, operating c2,700 pubs, restaurants and hotels under leading brands including Greene King Local Pubs, Chef & Brewer, Farmhouse Inns and Hungry Horse.

On 2 May 2023, Greene King announced a strong FY performance, with Group revenue for the 52 weeks to 1 January 2023 up 62.2% to £2.18bn.



**GREENE KING**  
BURY ST EDMUNDS



## FURTHER INFO:

### VAT

The transaction will be treated as a Transfer of a Going Concern (TOGC).

### EPC

D-76. A copy of the certificate is available upon request.

### PLANNING

The property is not listed, nor does it sit within a Conservation Area.

### AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## OFFERS INVITED FOR FREEHOLD INTEREST

All enquiries should be via the following:

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