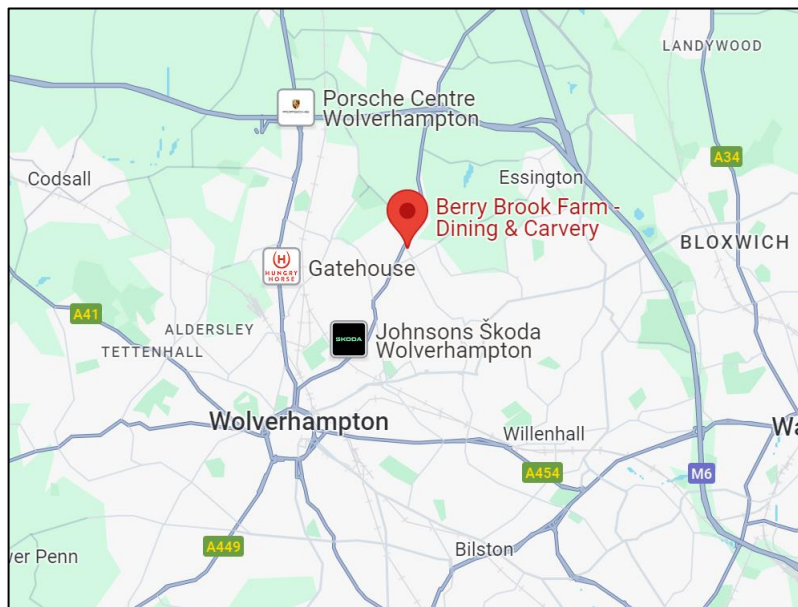




Berry Brook Farm, Cannock Road, Wolverhampton, WV10 8QD

Summary

- Freehold Public house set on 2-acre plot close to Wolverhampton city centre
- Prominent corner position within major Wolverhampton residential conurbation
- Potential pre let in place
- Significant alternative use potential, subject to the necessary planning consents – drive-thru, convenience store, care homes or residential
- **Freehold Offers Invited**



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

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 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. [Google Street View](#)

The Property

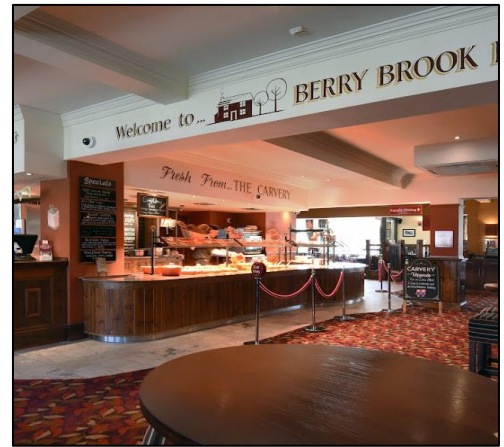
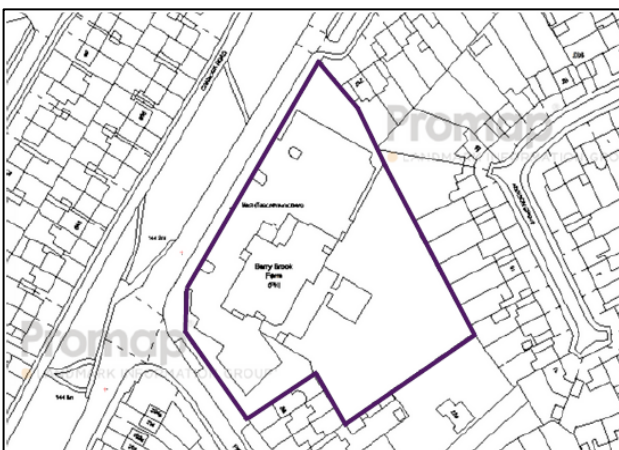
The property comprises a public house arranged over ground, basement & first floors, totalling 13,307 sq ft.

The ground floor comprises the main trading area, with a large bar servery 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.

Floor	Use	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
Total		13,307	1,236.3

Approximate site area of 1.96 acres (0.79 hectares).



Tenure

Freehold

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £116,000.

EPC

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

Planning

The property currently has sui generis consent.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

