

184 Stafford Street | Walsall | WS2 8EA

Former Public House Prominently Located on Major Walsall Commuter Route

Ground Floor

305.27m² (3,285ft²)

- Busy commuter route
- Two large open plan spaces with central bar area
- Secure car parking/ loading
- Prominent frontage
- Mixed commercial/ residential catchment
- Adjacent to **Domino's Pizza**
- **Leasehold:** £45,000 per annum
- **Freehold:** Price on application
- **Rateable Value (2023):** £2,050 (Public House)
- **EPC:** Available on request



**TO LET/
FOR SALE**



Location



Gallery



Contact





Accommodation

| Floor | m ² | ft ² |
|--------------------|----------------|-----------------|
| Main Bar | 128.8 | 1,386 |
| Lounge | 33.96 | 365 |
| Function Room | 142.51 | 1,534 |
| Bar / Serving Area | Not measured | |
| Total | 305.27 | 3,285 |

(All measurements are GIA and have been scaled from plans – interested parties are advised to undertake their own measurement.)

Planning

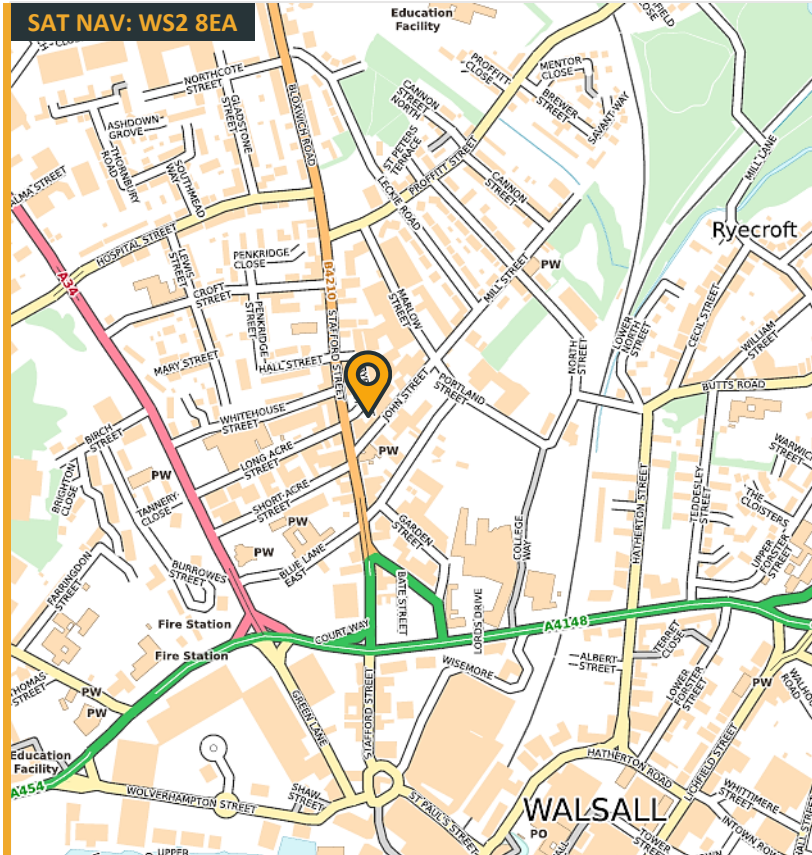
The current planning use is **A4 Public House**. The property is considered suitable for a number of alternative uses such as retail, convenience store, takeaway, nurseries etc subject to consents.

EPC

A copy of the Energy Performance Certificate is available on request.

Business Rates

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



To Let/For Sale

All enquiries to be made via the sole agent.

VAT

The property is not elected for the purposes of VAT.

Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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