

LEISURE | FOR SALE

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THE WINDSOR CASTLE, STOURBRIDGE, WEST MIDLANDS, DY9 7DG
7,200 SQ FT (668.90 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Freehold Prominent Free House, Private Gin Bar, Micro Brewery and Equipment, Four Letting Rooms, Offices, External Drinking Area.

- Prominent Roadside Premises & Site
 - Established Freehouse
 - Self Contained Offices
 - Self Contained Letting Rooms
 - Brewery and Tap Room - With Equipment via separate negotiation
 - Suitable for a Variety of Uses - STP
 - Available Freehold - £475,000
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DESCRIPTION

The Windsor Castle is a well known local landmark, being a former free house, brewery and gin distillery and tap room. The property adapted over the years to also provide lettings rooms and office space available for rental and is now available to purchase with vacant possession.

The main pub building is a two-story premises of traditional brick construction. The deceptively large ground floor trading space is configured in five distinct parts, albeit all inter-linked and flowing seamlessly. The main Bar area is at the heart and has a flagstone floor, timber bar servery and fully fitted. The different rooms have boarded or tiled floors, pew bench seating and a Victorian style fireplace. All areas are full of character and charm and together seat around 90 whilst still leaving plenty of standing room. Serving the ground floor is a well-fitted trade kitchen and adjacent preparation/freezer room.

The first floor is can be accessed through the bar or separately off the Stourbridge Road and provides a "gin tasting room" for private parties and four separate offices along with kitchen and welfare facilities. The letting rooms are again at first floor level and accessed via a separate entrance off the car park. These provide Four Double Rooms- two with en-suites and two having their own private shower room.

The car park is accessed off the Pedmore Road close to the Junction with Stourbridge Road and provides car parking for approximately 10 vehicles. In addition, an small decked drinking area to the side provides an enclosed beer garden.

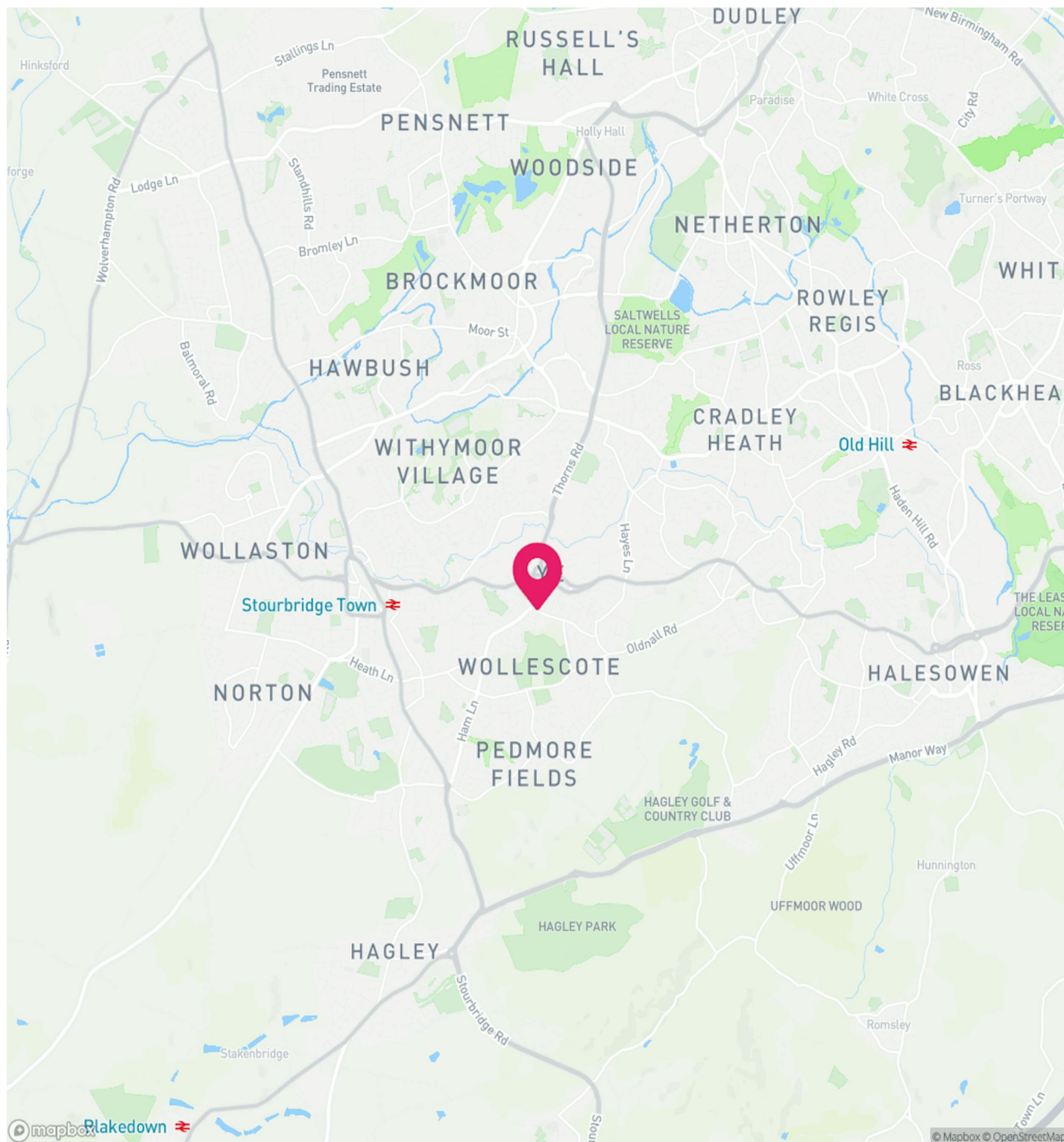


LOCATION

The Windsor Castle holds an extremely prominent position at the very busy crossroads junction for the A4036 Pedmore Road and the A458 Stourbridge Road easy access to Stourbridge and Halesowen Town Centres and Merry Hill Shopping Centre and The Waterfront.

The town's train station is close by with links directly into Birmingham City Centre and beyond.

The Printworks Brewery originally part of Sadlers Brewery's production plant lies to the rear of the Beer Stores and was re-branded as Printworks Brewery in 2019 including Brewery Fermenting and cold rooms, with a capacity for approximately 60 brewers barrels per week. The building is of steel portal frame construction and concrete flooring and houses a Tap Room and further storage. Access is the the main brewery or via a roller shutter door onto the car park.



SERVICES

We have been informed all mains services are available to the property. The agent has not tested any of the installations and prospective purchasers are advised to make their own enquiries as to the suitability of each for their intended use.

ANTI-MONEY LAUNDERING (AML)

In accordance with current Anti-Money Laundering (AML) regulations, we are legally required to conduct due diligence checks on all clients involved in property transactions. This includes verifying the identity of both buyers and sellers, as well as the source of funds for any transactions.

We appreciate your cooperation in providing the necessary documentation promptly to ensure compliance and a smooth process. For further information on how we comply with AML regulations, please do not hesitate to contact our team.

RATEABLE VALUE

£25,000. Current rateable value (1 April 2023 to present)

VAT

To be confirmed. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £475,000 The property is available freehold subject to contract.

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ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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