



The Pendulum

Blaydon Road, Pendeford, Wolverhampton, West Midlands, WV9 5NP

Substantial Wolverhampton Community pub in residential area on site of 0.972 acres £795,000



Key Features

- Located in very well populated residential area, 2 miles from Wolverhampton City Centre.
- Large sixty space car park. Total site area of circa 0.972 acres. (Source Nimbus Maps).
- The site adjoins Morrisons supermarket and parade of local retail stores.
- Title restriction limiting the use of the property to a public house in favour of City of Wolverhampton Council. Interested parties should make enquiries to the Council to discuss the restriction.

Location

The property lies in a large housing estate some 2 miles north of Wolverhampton City Centre within the residential suburb of Pendeford. The site fronts Blaydon Road, the main road through the estate, and adjoins a Morrisons Supermarket and a small parade of local shops. Pendeford Business Park is 0.5 miles to the north at the junction of Stafford Road, A449 and Junction 1 of the M54.

Description

The pub is a purpose built substantial part 2 storey, part single storey former managed public house and is served by a surfaced and white lined 60 space car park. The public house also includes an enclosed service yard to the rear and bee patio.

The site extends to 0.972 acres (Source Nimbus Maps). The gross internal area of the ground floor area is 4,060 sq. ft. see attached plans.

[View Virtual Tour](#)

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Accommodation

Ground Floor: Public Bar with servery and perimeter fixed seating, lounge with servery, raised seating area, wash up and kitchenette, rear service hallway providing access to the Disabled, Ladies and Gentlemen's customer lavatories, upland beer cellar with double delivery doors to service yard, wash up area, rear hallway, office and stairs to first floor.

First Floor: Living accommodation: Four bedrooms, domestic kitchen, lounge, bathroom, separate WC.

Outside: Large surfaced and white lined car park circa 60 spaces, beer patio, rear service yard, garage, boiler room.

Business

The Pendulum most recently has traded as a community Bar and Grill operation. The pub has the potential to attract trade from the surrounding very well populated estate and with a good food offer will attract trade from further afield.

Development Potential

The site has potential for a range of commercial and residential uses. However, there is a restriction on the title limiting the use of the property to a public house in favour of City of Wolverhampton Council. Interested parties should make enquiries to the Council to discuss the restriction.

Tenure

The property is held freehold and will be made available with the benefit of vacant possession.

Services

We are informed that all mains services are connected to the property.

Licences

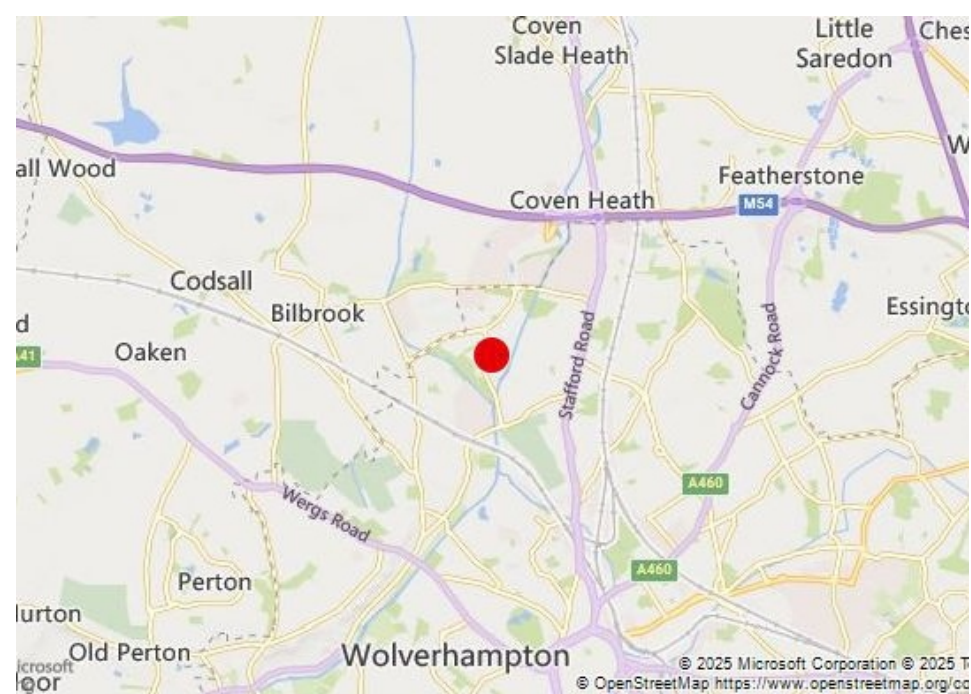
The property previously benefitted from a Premises Licence. This has now been revoked. Interested parties should make their own enquiries regarding reinstating the Premises Licence.

Town and Country Planning

The Pendulum is within the area controlled by City of Wolverhampton Council. The property is not listed nor in a Conservation Area.

Fixtures and Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

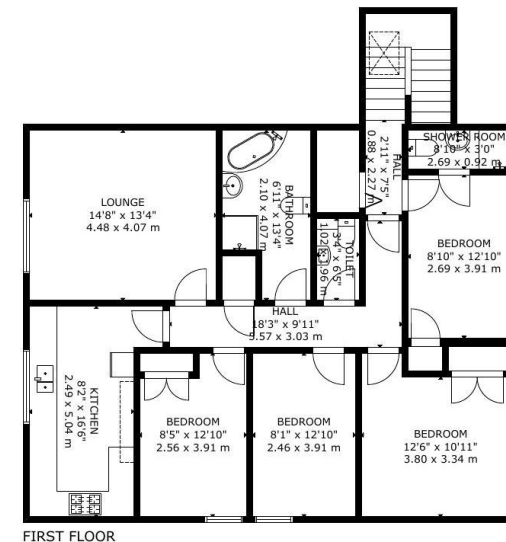
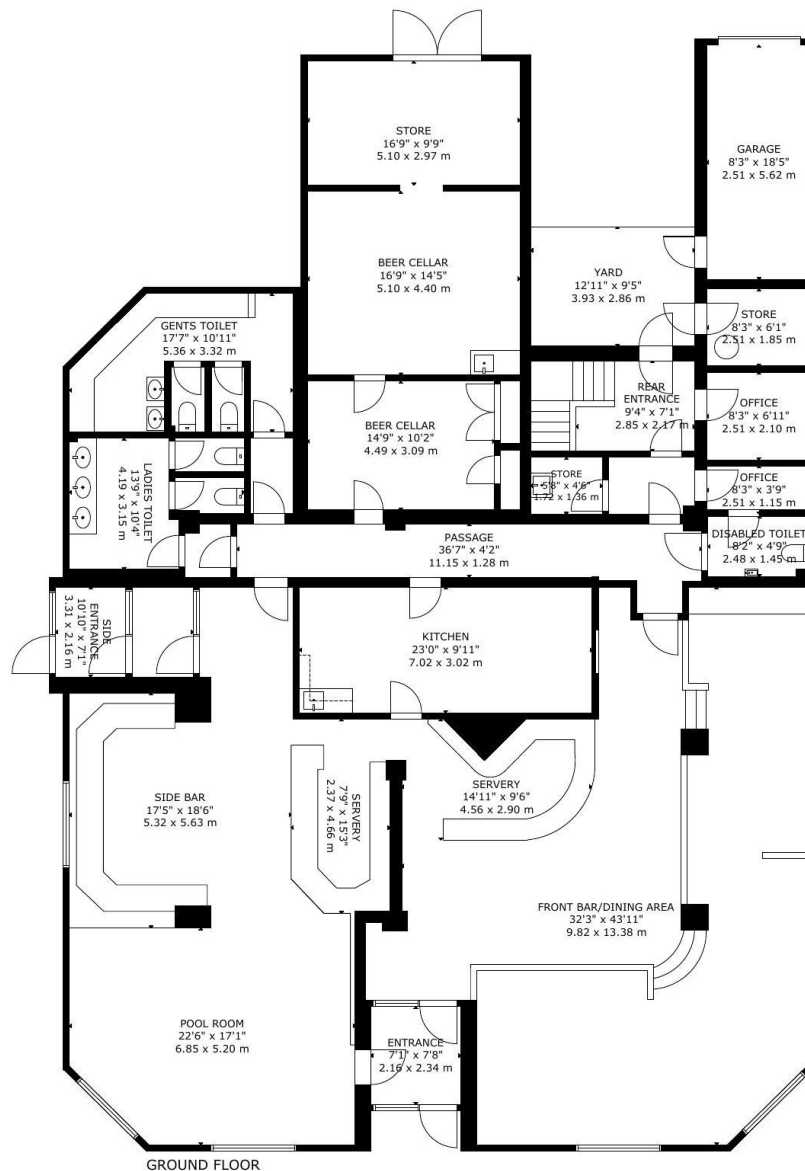




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GROSS INTERNAL AREA
 TOTAL: 492 m²/5,294 sq.ft
 GROUND FLOOR: 377 m²/4,060 sq.ft, FIRST FLOOR: 115 m²/1,234 sq.ft
 EXCLUDED AREAS: YARD: 11 m²/121 sq.ft, GARAGE: 14 m²/152 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Business Rates

Public House Rateable Value £5,800. Car Wash Rateable Value £3,750.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band C.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that: a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract. b) Although believed to be correct, the accuracy of all descriptions and details is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness. c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.
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