



The Hazelwood

128 Ironstone Road, Burntwood, Staffordshire, WS7 1LY

Traditional busy community pub located within a densely populated residential area £399,950.



Key Features

- Located in a very well populated residential area on edge of Burntwood centre.
- Large open plan bar for circa. 80 customers with 4 pool tables and 2 darts throws.
- L shaped lounge and restaurant with total seating for circa. 60 customers.
- Living accommodation - private ground floor access - two bedrooms, large lounge and bathroom.
- Beer patio with picnic sets.

Location

The Hazelwood is located within the heart of a densely populated residential estate with an immediate local catchment at the corner of Ironstone Road and Eastgate Street. The centre of Burntwood is close by. Both Lichfield and Cannock are within a 5 mile radius.

Description

The property is of two and single storey brick construction with rendered elevations under pitched roofs with a driveway to the side and small rear yard. In addition there is a beer patio to the Eastgate Street frontage with easy access from all trading areas.

The site area extends to 0.150 acres (Source Nimbus Maps). The gross internal area is 5,175 sf - see attached plans.

[View Virtual Tour](#)

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Accommodation

Ground Floor: The L shaped lounge and restaurant is carpeted, includes feature central chimney, perimeter upholstered fixed seating, a variety of loose tables and chairs (seating for approx 60 customers). The large bar has part carpet part tiled floor, part wood panelled walls, also includes perimeter fixed seating (seating for approx 80 customers). There are 4 pool tables and 2 darts throws. For tournaments significantly more darts throws can be accommodated. Large wash-up and catering kitchen. Ladies and Gentlemen's lavatories are accessible from the main entrance lobby.

First Floor: Living Accommodation: Private access from ground floor with stairs up to accommodation consisting of large lounge, two double bedrooms, bathroom and small landing office.

Basement: Beer Cellar with additional stores.

Outside: Rear yard with oil tank and stores. A driveway/pull in for three vehicles. A beer patio with picnic sets lies to the front of the Bar.

Business

The Hazelwood trades as a community outlet well supported by a variety of pool, darts and bowls teams and is a popular venue for darts tournaments. Home cooked food is provided from Friday to Sunday inclusive but the majority of sales are from wet products. The business is performing consistently with impressive levels of turnover. Accounts will be made available to interested parties after viewing.

Tenure

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

Services

All mains services are connected.

Licences

The property benefits from a Premises Licence permitting the sale of alcohol from 10am to 1am Monday to Saturday inclusive and 11am to midnight on Sunday.

Town and Country Planning

The property is not listed or in a Conservation Area.

Fixtures and Fittings

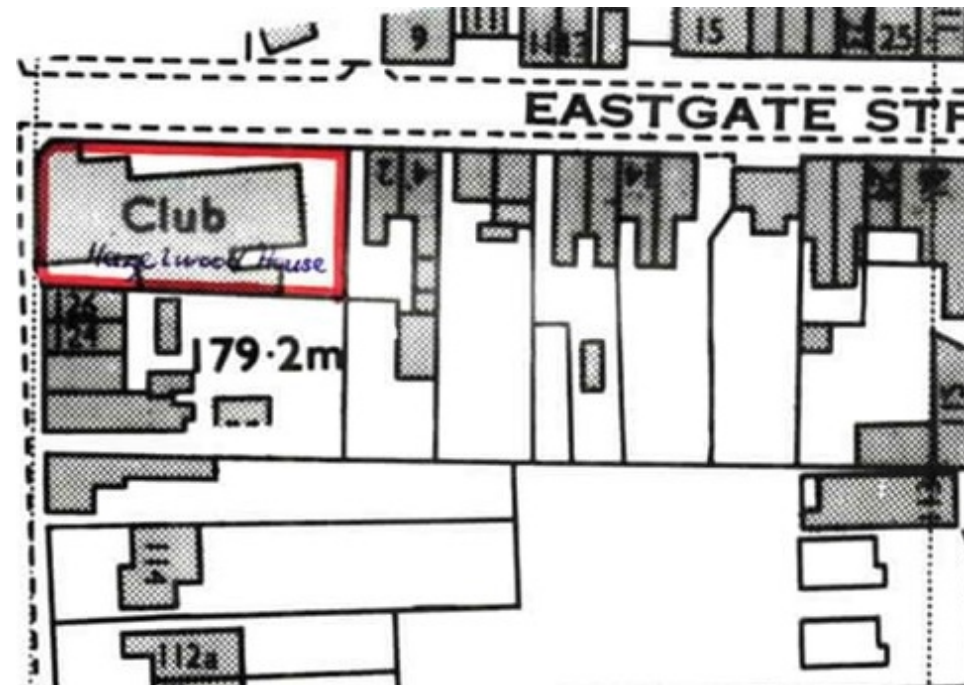
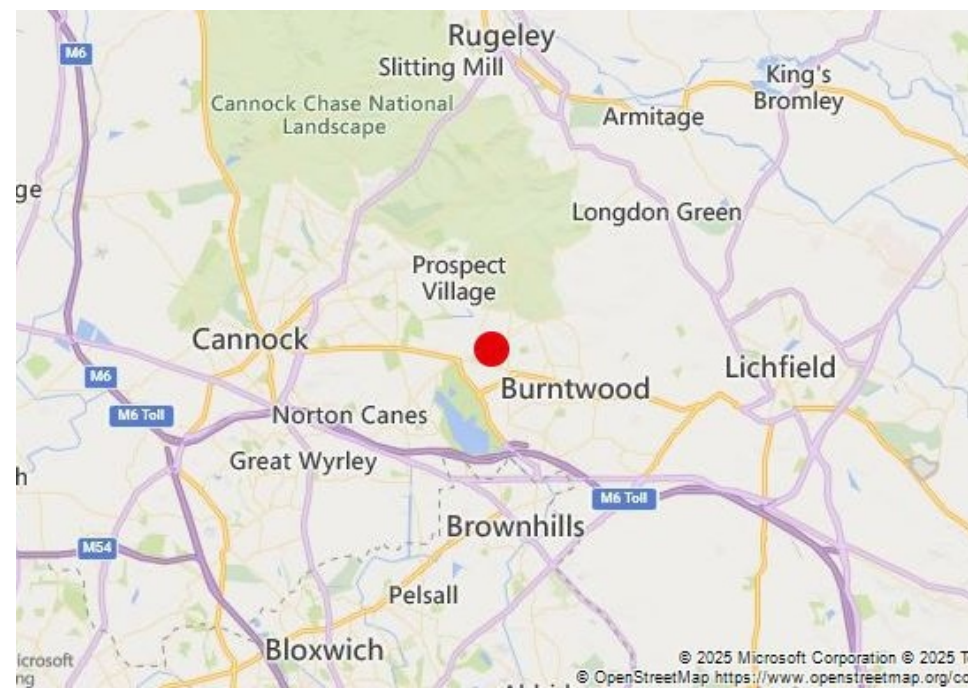
All fixtures and fittings are included in the sale, other than the items held on third party agreements and personal effects in the living accommodation. An inventory will be provided.

TUPE

All staff employed at the property will transfer on completion under the TUPE regulations. A staff schedule will be made available.

Stock in Trade

The Buyer is to purchase stock in trade and unbranded glassware at valuation.





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Business Rates

Rateable Value £9,200

EPC

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

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

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