



Olde Queens Head

Freehold

Offers in the Region of **£275,000** Excluding VAT

Olde Queens Head, Birmingham Street, Halesowen, West Midlands, B63 3HN

AT A GLANCE

- Substantial Semi-Detached Former Public House
- First Floor Function Room
- Commercial Kitchen
- Ground Floor Footprint 3,233 sq ft
- Two Ground Floor Bar Areas
- Two Bedroom Domestic Accommodation
- Car Park
- Site Area 0.163 acres



Viewing And Further Information

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PROPERTY

The Olde Queens Head is a two and single storey semi-detached property of brick elevations beneath pitched and flat roofs. The main entrance hall is situated to the side of the property, providing access to the two main trading areas. The Front Bar, which has its own access directly from Birmingham Street, has seating for approximately 40, with a timber bar servery, part timber and tiled flooring and a raised area with fixed perimeter and freestanding seating. The Rear Bar, with seating for c. 30, benefits from its own timber bar servery, fixed perimeter seating, feature fireplace and tiled and timber flooring.

The pub also benefits from a good sized Function Room on the first floor. The function room is accessed via a stairway from the front bar and has its own bar servery and timber dance floor area.

The Olde Queens Head also benefits from a good sized commercial kitchen with dry food store off, basement beer cellar, boiler room and store room.

The domestic accommodation is situated over the both the ground and first floors and briefly comprises two rooms on the ground floor with two bedrooms, a domestic kitchen and bathroom over the first floor.

The exterior the pub has a gravelled car park providing approximately 12 spaces.

PLANNING

The local authority is the Dudley Metropolitan Council. We are advised that the property is neither Listed nor located within a Conservation Area, but prospective purchasers are advised to make their own enquiries.

MEASUREMENTS

The ground floor footprint of the property is 3,233 sq ft and the overall site measures c. 0.163 acres, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

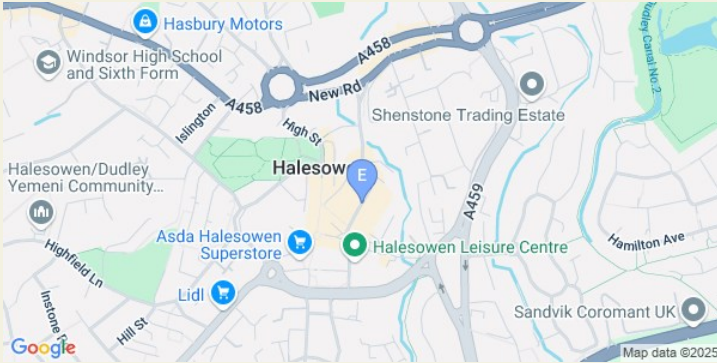
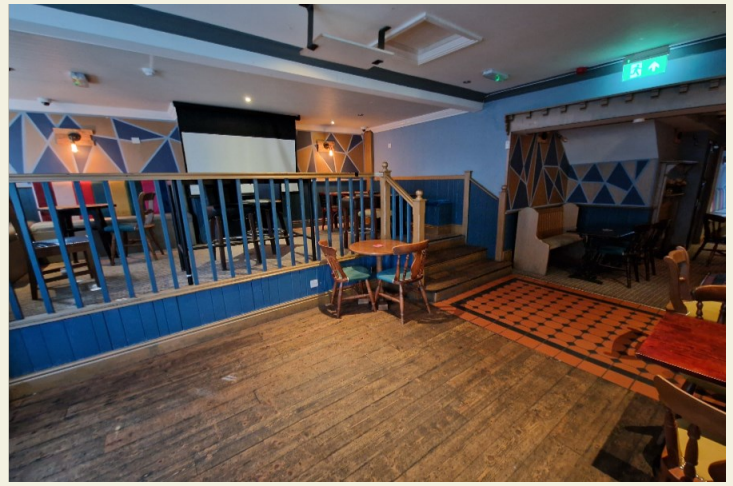
The business is no longer trading. No historical trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any historical accounts or trading information.

Please Note - The seller is to impose a restrictive covenant on the property, so that it cannot be used as a public house in the future.

RATES & CHARGES

The Rateable Value of the Olde Queens Head has been assessed at £13,000 (2023).



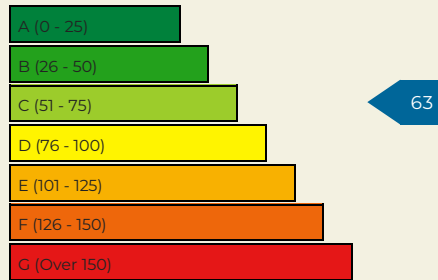


LOCATION

The Olde Queens Head is located on Birmingham Street in the centre of Halesowen. Halesowen is a market town in the Metropolitan Borough of Dudley, in the county of the West Midlands. Historically an exclave of Shropshire and, from 1844, in Worcestershire, the town is around 7 miles (11 km) from Birmingham city centre, and 6 miles (10 km) from Dudley town centre. The population at the 2011 Census, was 58,135.



EPC



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