

THE ROYAL EXCHANGE

High Street, Kinver, Stourbridge, DY7 6ER

FREEHOLD: £425,000 | REF: 5854426

CHRISTIE & CO

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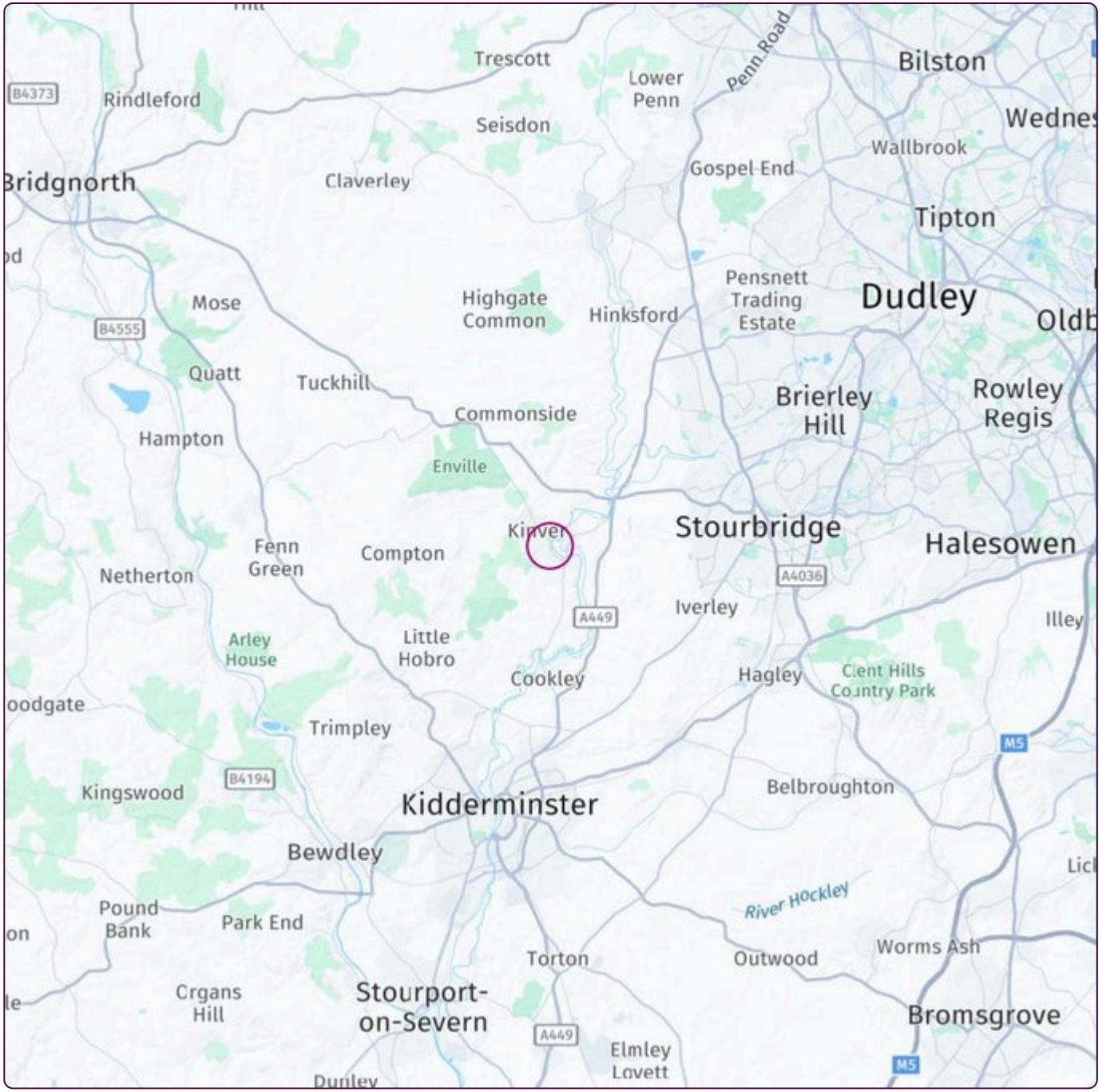
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KEY HIGHLIGHTS

- Traditional village pub
- Main Bar Area (c.40)
- Beer Garden (c.30)
- Two Bedroom Owners Accommodation
- Customer Parking to rear
- EPC Rating C

LOCATION

Occupying a prominent position within the sought-after village of Kinver, the property benefits from a strong local customer base and forms part of the village's established hospitality offering. The surrounding area is well regarded for its mix of residential housing, independent businesses and visitor appeal, creating year-round trade opportunities and making it an attractive prospect for both owner-operators and investors.









DESCRIPTION

The property comprises a substantial detached public house of brick construction beneath a slate roof, offering classic licensed trade character and strong roadside presence. The building presents an excellent opportunity for owner-operators seeking a well-established community-focused business.

INTERNAL DETAILS

Internally, the ground floor provides a games room alongside a spacious open-plan trading area, creating a flexible environment capable of supporting a range of trading styles. Ancillary facilities are complemented by owners' accommodation comprising two bedrooms, a lounge, kitchen and dedicated office space.

FIXTURES & FITTINGS

All in-situ trade fixtures and fittings owned by the freeholder are included within the sale price. No inventory will be provided, and the property is sold as seen. The Seller reserves the right to remove any third-party items, such as branded items , gaming machines, and including dispense and beer flow monitor equipment and cellar cooling.

EXTERNAL DETAILS

The property benefits from customer parking for approximately 15 vehicles to the rear, together with a beer garden capable of accommodating around 30 covers, providing valuable additional trading capacity during warmer months.

TENURE

Freehold Sale

OWNER'S ACCOMMODATION

Well-proportioned private accommodation is included within the property, comprising two bedrooms together with a lounge, kitchen and office. The accommodation offers a comfortable living environment for owner-operators while also providing flexibility for management occupation.

VAT

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any perspective purchaser consults an accountant.

TRADING INFORMATION

Headline trading information is available upon request.

TRADING HOURS

Monday to Sunday - 12.00pm - 11.00pm

BUSINESS RATES

The Rateable Value is £11,500 with effect from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).









DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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