



Bush Inn

Ref: 5854390

2 Buffery Road, Dudley, DY2 8ED

Freehold: £350,000

Half a mile from City Centre

Bar and function room

Six bedroom owners accommodation

Car park for 15

Occupational Format: Tied Lease

Site Area 0.241 (Acres), EPC Rating D

Guide Price



Description

The Bush Inn is a large brick built detached property with two trading areas over the ground floor and a function room. The owner's accommodation is located on the first floor and offer six bedrooms (two with ensuite bathrooms). Externally there is a small car park with 15 spaces to the side of the pub.

Location

The pub is situated at the roundabout junction off Oakham Road and Blackacre Road in the area of Dixons Green, which is a residential area located on the southeast edge of Dudley, about 0.5 miles from the city centre.

[Please click here to view the full sales brochure.](#)

Occupational Format

Initial 21 year lease term granted 12/08/1996; renewed terms expires 11/08/2038. Partial Tie. Current rent £18,013.

Please refer to page 67 of the full sales brochure (link in description) for further details on the occupational agreement types

Trading Hours

Mon - Sun 11:30-23:00



Business Rates

The rateable value from 01 April 2023 is £2,500



Customer Due Diligence Checks

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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Birmingham



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