



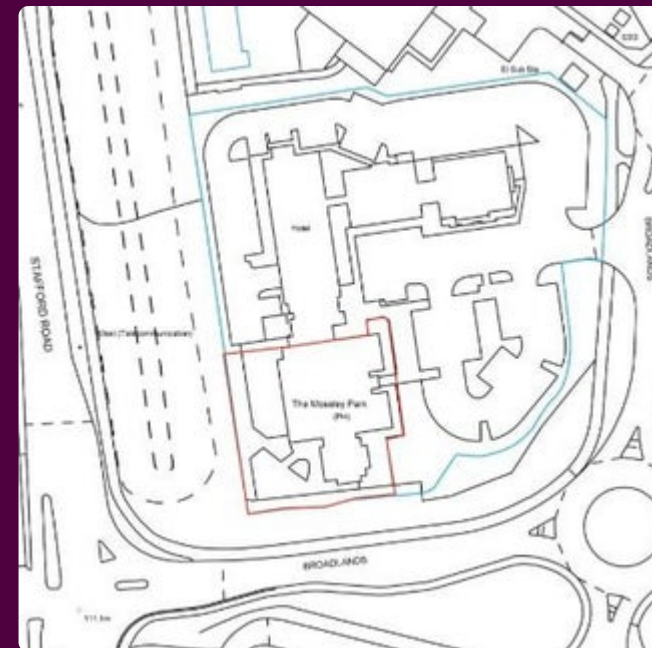
MOSELEY PARK BEEFEATER

Business Park, Greenfield Lane, Wolverhampton, WV10 6TA

FREEHOLD: £525,000 PLUS VAT | REF: 5665042

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (104 rooms)
- Strong local support
- 185 Covers including 25 external seating
- One Apartment upstairs
- Fully Licensed - Energy rating B

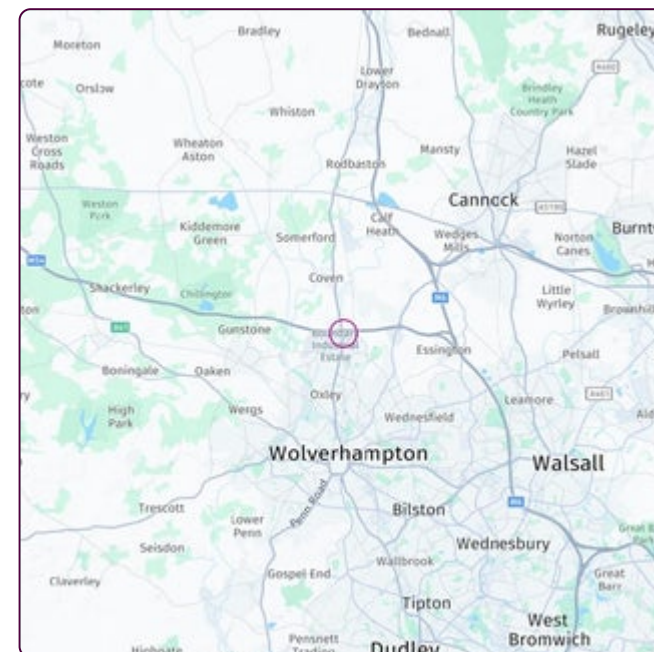


LOCATION

The Moseley Park Beefeater is prominently located just off Junction 2 of the M54 and close to the A449, providing excellent road links to Wolverhampton, Stafford and the wider West Midlands motorway network.

Positioned alongside the Premier Inn Wolverhampton North hotel, the site benefits from strong accessibility for visitors travelling by car. It sits on the edge of a well-established commercial area with nearby business parks and local amenities, while Bentley Bridge retail and leisure complex is a short drive away, offering a variety of shops, restaurants and entertainment options.

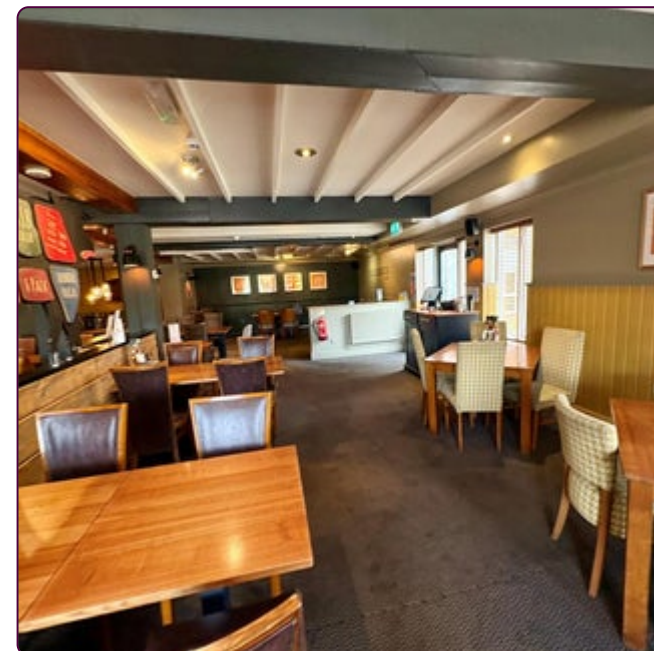
Public transport connections are also convenient, with regular bus services running along the nearby main roads, making the location easily accessible for both local residents and visitors from further afield.



DESCRIPTION

The property comprises a Beefeater public house of brick construction with a rendered finish to the upper floors, arranged over two levels and offering a well-presented and functional trading environment.

* Sale price is subject to VAT



INTERNAL DETAILS

The front of house provides a total of approximately 185 covers, including a dedicated breakfast room accommodating around 52 covers.

A separate function room is located at first floor level, providing flexible space for private events and group bookings. The layout is typical of the Beefeater brand, offering a combination of bar and dining areas.

The back of house is comprehensively fitted to support the operation, including a fully equipped stainless steel commercial kitchen, dry store and walk-in fridge/freezer.

Additional facilities include a shared bin store, staff room and staff toilets, together with a walk-in cellar located at ground level.

T&C'S LINK

[Click Here for Terms and Conditions](#)



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday - Thursday - 6.30am - 10.00pm

Friday - 6.30am - 11.00pm

Saturday - 7.00am - 11.00pm

Sunday - 7.00am - 9.00pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

An excellent opportunity to acquire a well-established bar restaurant at Moseley Park, benefitting from a strong roadside position and close proximity to major transport links, including the M6.

The site draws consistent custom from a broad catchment of residential communities, nearby business parks, and passing traffic, supporting reliable all-day trade.

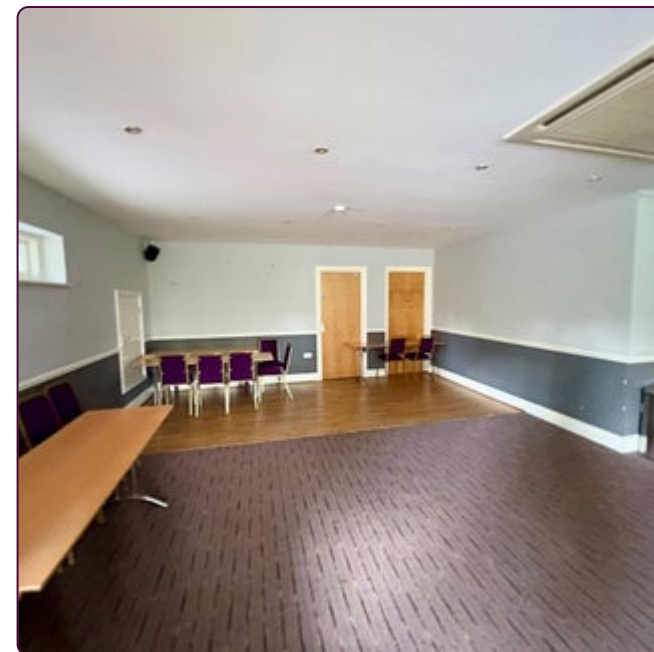
The property offers a turnkey operation, significantly reducing initial capital expenditure, alongside continued use as a family dining venue that capitalises on the existing layout.

There is also flexibility for alternative branded or independent concepts, subject to the necessary consents, and clear scope to enhance trade through extended opening hours or repositioning of the menu.

LETTING ACCOMMODATION

The property includes residential accommodation comprising two former studio apartments that have been combined to create a single two-bedroom unit.

The accommodation is currently let on an Assured Shorthold Tenancy, providing a supplementary income stream.



EXTERNAL DETAILS

The site includes an external beer garden to the front, providing additional customer seating (c.25 covers) and enhancing its appeal during warmer months.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

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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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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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.