

VILLAGE INN

27 Alma Street, Wednesbury, WS10 0QB

FREEHOLD: £425,000 | REF: 5854427

CHRISTIE & CO

Regulated by RICS

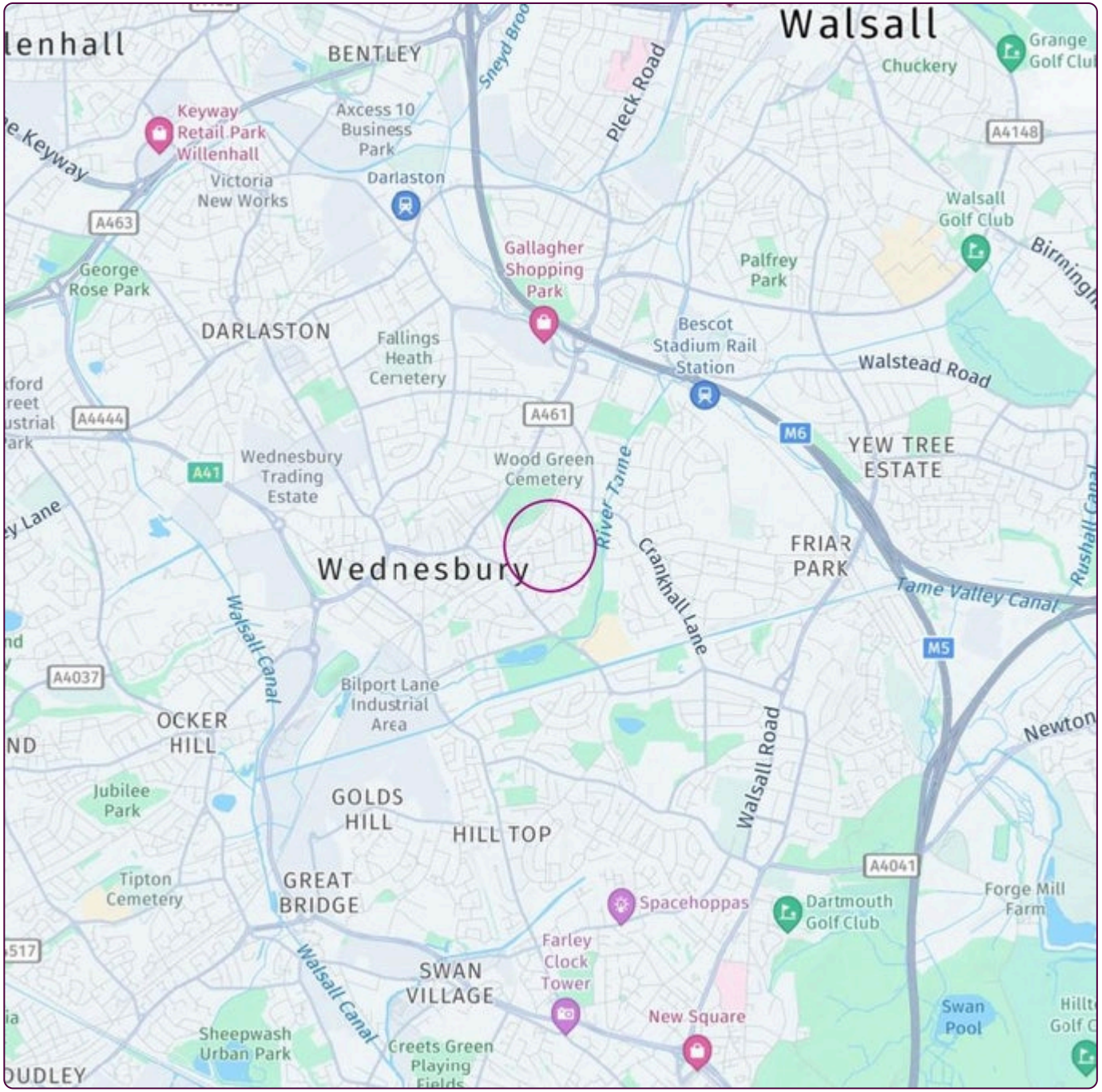
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KEY HIGHLIGHTS

- Community Pub
- Two Bar Areas (c50 each)
- Parking to two side (40 spaces)
- Three Bedroom Owner Accommodation
- 0.53 acre plot
- EPC Rating D

LOCATION

The Village Inn occupies a prominent position within a well-established residential area of Wednesbury, benefiting from excellent visibility, strong passing trade and a substantial surrounding catchment of homes. The property's position at the heart of the local community makes it ideally placed to serve both regular patrons and passing customers throughout the day.





DESCRIPTION

The Village Inn is a substantial detached community public house occupying a prominent position within a densely populated residential area. The property offers extensive trading accommodation, significant ancillary facilities and spacious private living accommodation, making it well suited to both experienced operators and owner-managers.

INTERNAL DETAILS

Internally, the property features two large open-plan trading areas, each with approximately 50 covers and served by separate bars. Supporting the operation is a fully fitted commercial kitchen, a large ground-floor cellar and extensive storage facilities throughout the building. The well-maintained owners' accommodation comprises three bedrooms, a lounge/living area and kitchen.

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 being 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.

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.



EXTERNAL DETAILS

Externally, the property benefits from substantial customer parking areas located to two sides of the building, providing space for over 40 vehicles. There is also outdoor customer seating for in excess of 30 covers, creating an attractive external trading environment.

OWNER'S ACCOMMODATION

The owners' accommodation is well presented and generously proportioned, providing comfortable private living space separate from the trading operation. The accommodation comprises three bedrooms, a lounge/living area and kitchen, making it ideally suited to owner-operators or on-site management.









TRADING INFORMATION

Headline trading information is available upon request.

TRADING HOURS

Monday - Friday - 11.00am - 11.00pm
Saturday - 11.00am - 12.00am
Sunday - 12.00pm - 11.00pm

TENURE

Freehold Sale

BUSINESS RATES

The Rateable Value is £20,500 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.

CONTACT

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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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