

# IMPERIAL

DARWALL STREET · WALSALL · WS1 1DA

LEASEHOLD  
PUBLIC HOUSE IN  
PROMINENT PERIOD  
PROPERTY



**CBRE** savills

# IMPERIAL

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- **Leasehold**
- **Current rent £92,500 per annum**
- **Prominent period property opposite the main pedestrianised shopping district**
- **Well configured accommodation**
- **Occupiers nearby include Tesco's, Sports Direct and Debenhams**
- **Incentives available – subject to status**
- **Premises currently closed**



## LOCATION

Walsall is a popular town that is located 10 miles north of Birmingham and 7 miles east of Wolverhampton. Road communications are good with M6 and M5 motorways both easily accessible and regular trains providing access to Birmingham New Street and Manchester Piccadilly.

The Imperial occupies a prominent corner position with frontage to the pedestrianised Shopping district. The area is densely populated with occupiers nearby including Tesco, Sports Direct and Debenhams.

## DESCRIPTION & ACCOMMODATION

A substantial corner property which is of steel framed and brick construction under a multi pitched roof.

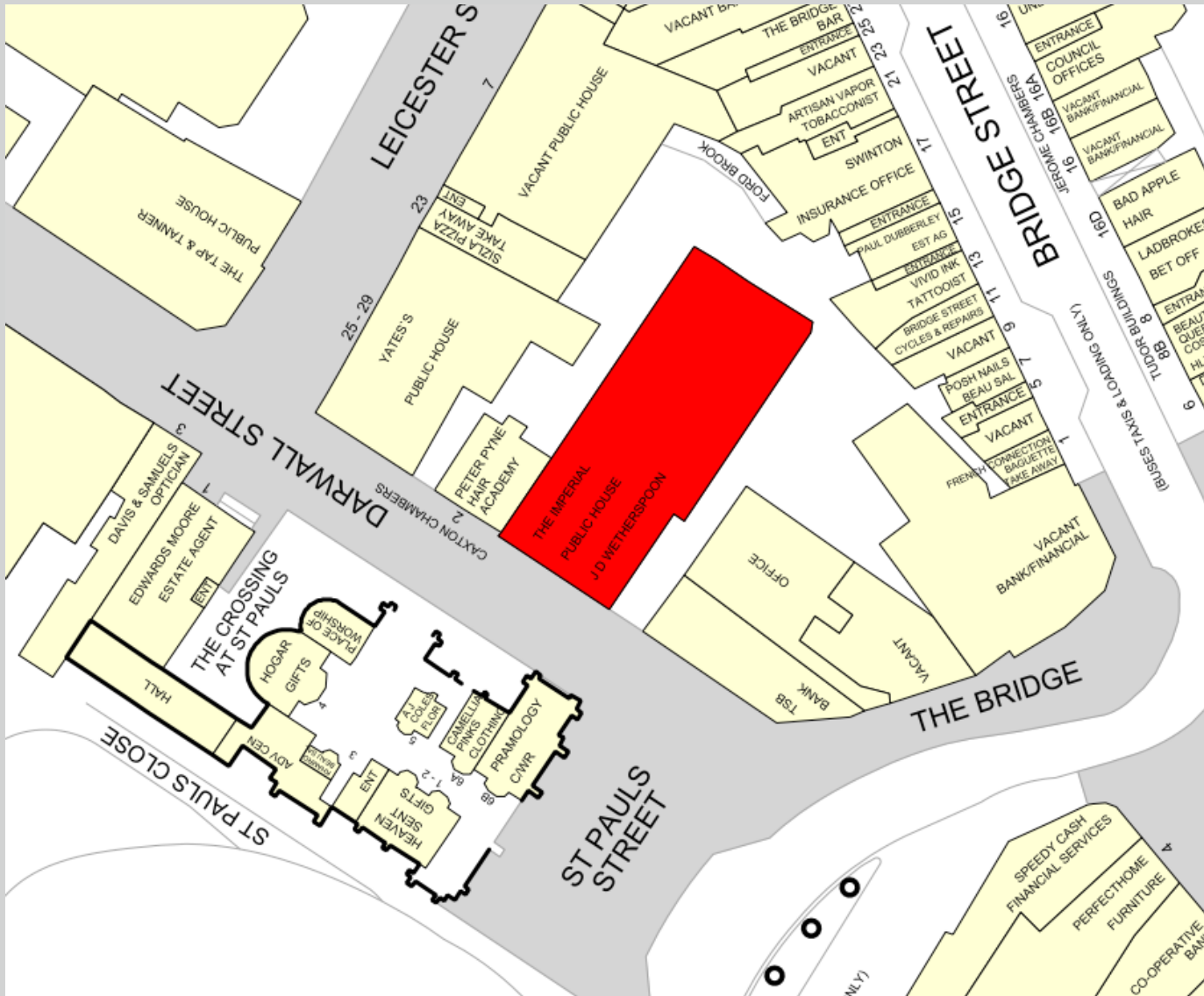
**GROUND FLOOR:** Trading accommodation with rear bar servery and laid out with a variety of tables and fixed booths. A kitchen, beer cellar and customer WC's are also located at this level.

**UPPER FLOORS:** A mezzanine floor above the rear bar area. Customer seating and access to rear smoking garden area is located at this level.



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## APPROXIMATE FLOOR AREAS

Floor	Description	Sq.m	Sq.ft
Ground	Trading	615	6,627
Basement	Trading	161	1,740
<b>Total</b>		<b>776</b>	<b>8,367</b>

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

Held on a lease with an expiry at 19 August 2047 at a current rent of £92,500 per annum subject to 5 yearly upwards only rent reviews with next review in August 2017. There is a tenants only break clause on 19 August 2022.

## RATEABLE VALUE & EPC

2017 Rateable Value - £117,000  
EPC rating - E

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 12.30 am Sunday to Thursday and until 1.00 am Fridays and Saturdays.

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## TRADING INFORMATION

Historic trading information may be made available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills.

Offers are invited for the benefit of our clients leasehold interest.

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<http://www.jdwdisposals.com>



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