

SUBSTANTIAL WATERSIDE PUB AND RESTAURANT FOR SALE WALSALL NORTH LEISURE COMPLEX



WATERFRONT, WATERFRONT NORTH LEISURE, 4 WOLVERHAMPTON ROAD, WALSALL WS2 8DH

- Modern waterside pub restaurant in Waterfront North Leisure Complex
- Corner property with extensive frontage - 88 external cover overlooking canal
- 7,000 sq. ft mainly on ground floor - 180 internal covers
- Fitted out to high standard – open and trading
- Leasehold expiring 2041 - Rental offers considered for new sublease

**LEASEHOLD INTEREST AVAILABLE FOR ASSIGNMENT OR POTENTIAL FOR NEW LEASE
SUBJECT TO CONTRACT** - Sole Selling Agent

COUNL494

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Location

Walsall is in the West Midlands eight miles north-west of Birmingham city centre and three miles east of Wolverhampton, on the M6 corridor. Walsall forms part of the Black Country urban conurbation and the borough population is circa 285,000 and has a high ethnic diversity.

The property is located in the Waterfront North Leisure complex, which is a 2-3 minute walk from Park Street, Walsall's town centre's primary retail spine.

Waterfront North Leisure complex forms part of the wider Walsall Waterfront Regeneration (£65m project), a major redevelopment of the former industrial canal basin, and which opened circa 2016. The property is prominently located in the complex facing the basin and benefits from outside seating overlooking the canal.

The anchor tenant is the Light Cinema (eight screens) and nearby operators include Toby Carvery, Bella Italia, Genting Casino and Premier Inn (100+ rooms). Tesco Extra is close by. Some 4-600 free car parking spaces are dedicated to leisure parking.

Walsall railway station located approximately 1.5 miles to the east, providing regular rail services to Birmingham and Wolverhampton, complemented by frequent local bus services.

[Link to Street View](#)

Description

Forms part of the ground floor of a modern leisure complex and providing a pub restaurant with 180 internal covers and 88 external covers.

Ground floor: large open trade area providing 180 internal covers, bar servery, ladies and gentlemen's customer toilets, wheelchair friendly WC, large trade kitchen, chilled storage, dry goods store, staff room & WC, beer cellar, office, cleaning store, rear exit for goods delivery and wash up area.

Mezzanine: storage, plant and AHU room.

<https://www.hungryhorse.co.uk/pubs/west-midlands/waterfront>

Floor Areas: GIA not measured and taken from attached plans.

Mezzanine	400 sq ft
Ground	<u>6,600 sq ft</u>
Total	7,000 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol 10am-midnight seven days a week.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £80,000 w.e.f. from April 2026.

EPC – Rating A – [Link to EPC](#)

Tenure

Held leasehold for a term expiring April 2041 at a passing rent of £146,903 pa subject to CPI linked reviews every five years, subject to cap and collar of 5-15% increase. Tenant break April 2031. A service charge is payable.

Our client is seeking to assign their lease but would consider a subletting at a market rent or is happy to discuss a new lease with the landlord.

User: public house and or restaurant within Class A3 and A4 or any other use within Class A3, A4, A1 and A2 of the TCP Use Classes Order 1987, subject to landlord's consent NTBUW.

Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

Money Laundering

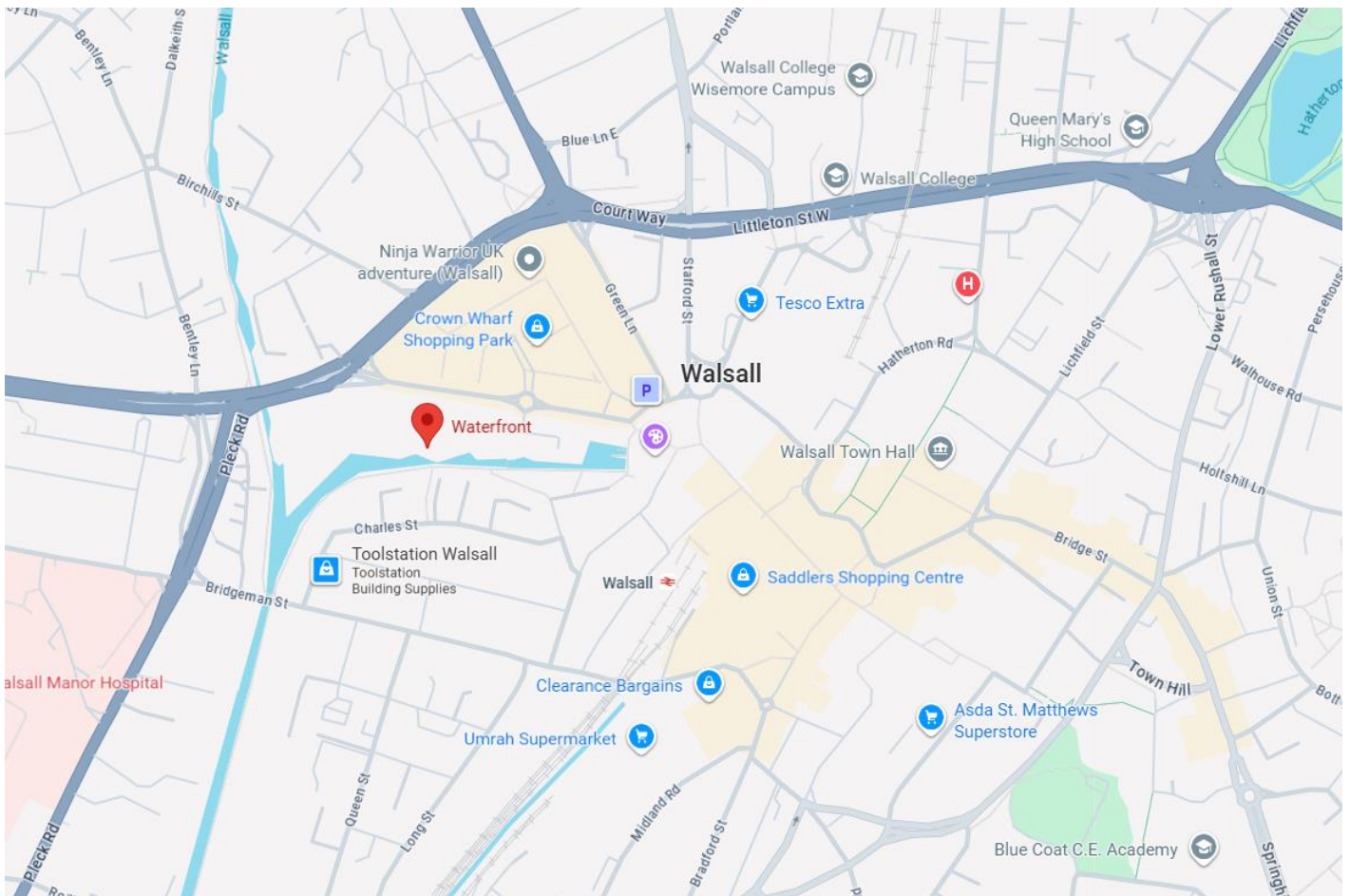
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

For further information or to organise a viewing, please contact Eren Gurpinar on Tel: 07798883695 or Email: eren.gurpinar@agg.uk.com Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

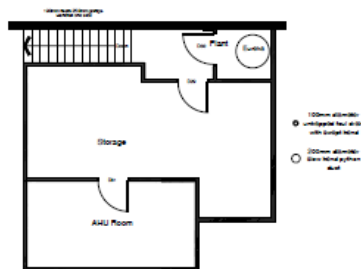
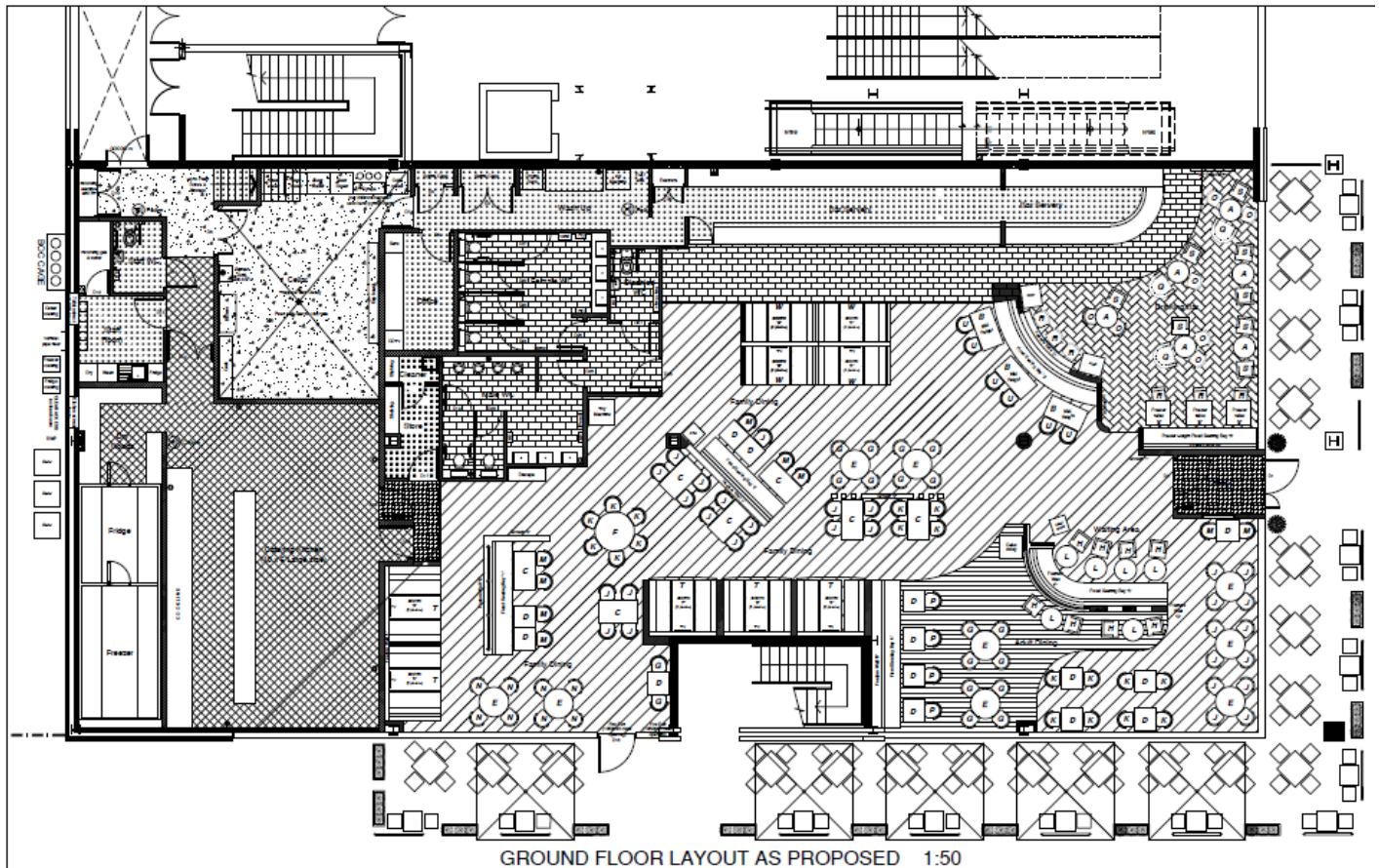
Location Plan

[Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Floor Plan



MEZZANINE FLOOR