



The Range, Broad Lane, Essington, WV11 2RJ

- Public House
- Function Room / Restaurant
- Golf Driving Range & Pro Shop
- Par 3 Golf Course Under Construction
- Commercial Storage Buildings
- 5 Bedroom Owners Accommodation
- EPC Awaited



Printcode: 201993

The Range

Broad Lane, Essington

LOCATION

The Range is situated on Broad Lane (B4210), between Essington and Bloxwich. The property is located within 5 miles of Cannock, Brownhills, Aldridge, Walsall and Wolverhampton. The area benefits from good road communications with access to junction 11 of the M6 motorway being approximately 2 miles north.

DESCRIPTION

The property comprises of approximately 19.8 acres (8.016 hectares) which includes the following:-

- Public House
- Restaurant/Function Room
- Golf Driving Range
- Golf Pros Shop
- Par 3 Golf Course Under Construction
- Commercial Storage Buildings
- 5 bedroom owners accommodation

The Public House is fully equipped and fitted out and the restaurant/function room has a separate fully equipped and fitted kitchen.

There is a large brick paved car park which provides approximately 105 spaces.

The property may lend itself to alternative uses, subject obtaining the necessary consents.

ACCOMMODATION

Public House

Bar, conservatory, stage, dancefloor, kitchen, store and wcs

Restaurant/Function Room

Restaurant, kitchen & wcs. This can be joined to the Public House

Driving Range, Par 3 course & Pro Shop

Driving Bays, Pro Shop, wcs & Par 3 course currently under construction and being used for foot golf.

Commercial Storage Buildings

Two buildings adjacent to the golf driving range.

Owners Accommodation

Ground Floor - kitchen, utility room, shower room, living and dining room

First Floor - 4 double bedrooms, 1 single bedroom and bathroom



PROPERTY REFERENCE

CA/BP/2023/ELH

THE BUSINESS:

The property has been predominantly operated as a Public House/Music Venue together with a fully equipped and separate restaurant/function room, which is presently vacant. Immediately adjacent is a fully equipped Golf Driving Range together with Pro-Shop and a small Par 3 Golf Course.

ASKING PRICE

£1,400,000

VAT

The vendor reserves the right to charge VAT on the above figures as appropriate.

LOCAL AUTHORITY

South Staffs Council Tel: 01902 696000.

RATEABLE VALUE

Restaurant - £20,000.

The Range Bar - £27,250.

Golf Academy - £12,000 - Valuation Office.

RATES PAYABLE

Restaurant - £9,820.

The Range Bar - £13,379.75.

Golf Academy - £5,892 - 2019/2020.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate awaited.

LEGAL COSTS

All legal costs incurred in the preparation of the lease and counterpart lease together with any vat and stamp duty due thereon will be the responsibility of the ingoing tenant.

VIEWING

Strictly by prior appointment with the Agent's Cannock office.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991

Messrs. Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein (whether in the text, plans or photographs etc.) is given in good faith but without responsibility and is believed to be correct. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Messrs. Andrew Dixon & Company, has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

Tel: 01543 506640

www.adixon.co.uk

The Woodlands
4 Hallcourt Crescent, Cannock
Staffordshire, WS11 0AB
Fax : 01543 506654
Email: enquiries@adixon.co.uk

The Property (for identification purposes only)



Public House & Restaurant



Interior of Public House



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Driving Range



Pro Shop



Commercial Storage Buildings



Golf Course



Golf Course



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