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FOR SALE

FREEHOLD PUBLIC HOUSE SITE WITH DEVELOPMENT POTENTIAL



Coppertops

Oldbury Road, Worcester, WR2 6AS

- ▼ Large prominent site within residential suburb.
- ▼ Total site area – 1.55 acres.
- ▼ Substantial car park.
- ▼ Potential for alternative uses (subject to planning).
- ▼ For Sale Freehold with vacant possession.

Halls¹⁸⁴⁵
COMMERCIAL
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Coppertops

Oldbury Road, Worcester, WR2 6AS

LOCATION

The Coppertops is located at the edge of St Johns, a residential area to the west of Worcester City Centre. It is a densely populated area and is also home to University College Worcester which is located nearby, also on Oldbury Road.

DESCRIPTION

The Coppertops is a large detached public house with extensive car parking areas. Access to the car park is either from Oldbury Road or the secondary access off Brookside Road.

Internally, a bar, lound and 3 funtion rooms are laid out over ground and lower ground floor areas. Each of the function rooms is self contained, has separate access and is served by its own bar and WC facilities. At first floor level there is a self contained 3 bedroom flat.

PLANNING

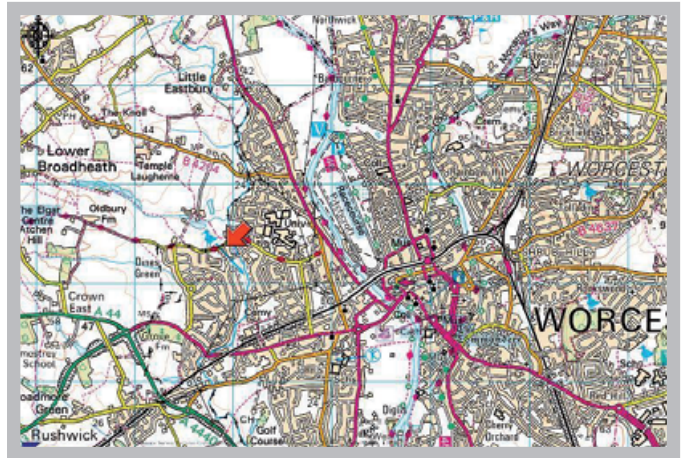
We understand the property benefits from A4 use (Drinking Establishments) but would recommend all interested parties make their own enquiries with Worcester City Council. The property would be suitable for alternative uses subject to planning.

BUSINESS RATES

According to the valuation office agency website the rateable value of the property under the 2010 assessment is £25,000.

SERVICES

All main services including water, gas and electricity are connected but interested parties are advised to check this position with their advisors.



FIXTURES & FITTINGS:

No fixtures and fittings will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

PRICE

Price on application may be payable at the current prevailing rate.

MEASUREMENTS

In further detail the property provides the following approximate gross internal floor areas:

GROUND FLOOR

Lounge	145.78 m ²	(1,569 ft ²)
Bar	100.75 m ²	(1,084 ft ²)
Kitchen & Stores	55.73 m ²	(600 ft ²)
Function Room	226.84 m ²	(2,442 ft ²)
TOTAL	529.1 m ²	(5,695 ft ²)

LOWER GROUND FLOOR

Function Room	225.78 m ²	(2,430 ft ²)
Kitchen & Stores	89.6 m ²	(964 ft ²)
Function Room	210.52 m ²	(2,266 ft ²)
TOTAL	525.9 m ²	(5,660 ft ²)

FIRST FLOOR

3 bedroom flat

GENERAL NOTES

Local Authority: Worcester City Council

VIEWING

Strictly with the Sole Agents: Halls (Worcester) LLP

Contact: Richard Tomlinson

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