



## Hatherton Marina Clubhouse, Kings Road Calf Heath, Wolverhampton, WV10 7DU

- Former clubhouse premises extending to 2,425 sq ft (225.32 sq m)
- Large customer car park and garden/seating area
- Picturesque views over Hatherton Marina and the canal
- Suitable for a variety of leisure uses subject to planning permission

# Hatherton Marina

## Clubhouse, Calf Heath

### LOCATION

Calf Heath is a small hamlet in South Staffordshire, which lies approximately 6 miles north of Wolverhampton city centre and 3 miles south of Cannock. It enjoys good road links via the A5 and A449 and is conveniently located for commuting to Telford, Stafford and the larger West Midlands conurbation via the M6 and M54 motorway network.

The property is situated at Hatherton Marina, a long established canal boat mooring facility, which lies in close proximity to the Hatherton junction on the Staffordshire and Worcestershire Canal. It occupies a secluded corner of Calf Heath and is set in beautiful grounds including a small lake, which attracts a wide range of birds and wildlife. The Marina is easily accessed from the A449 Wolverhampton to Stafford Road and from the A5 Watling Street. It lies a short distance from Junctions 11 and 12 of the M6 motorway. The Clubhouse itself is situated just off Kings Road, overlooking the canal.

### DESCRIPTION

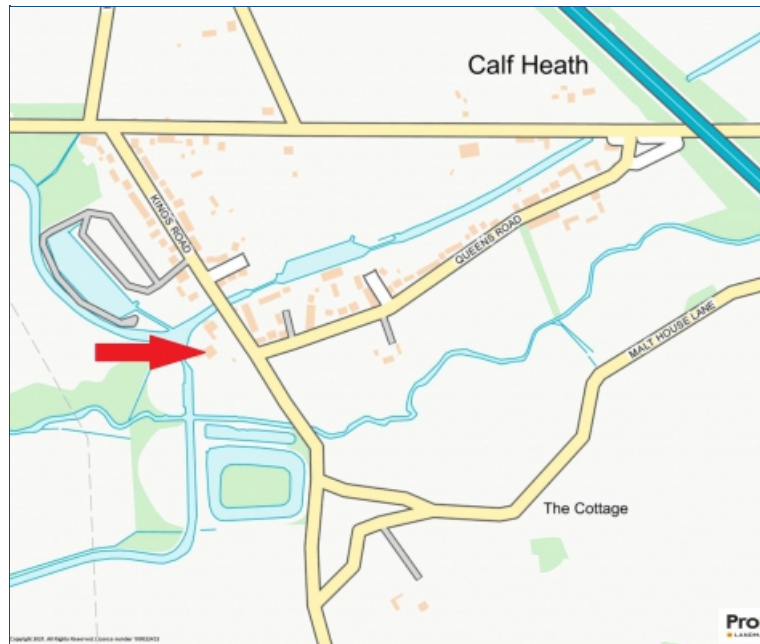
Hatherton Marina Clubhouse comprises a detached, single storey building of rendered brick construction beneath a part pitched, part flat roof, having uPVC windows throughout. The former clubhouse would suit a similar leisure use such as tearooms, cafe, bar, social club etc, subject to the appropriate planning permission.

The accommodation is currently arranged to provide a lounge bar, drinks bar and function room, with an adjoining conservatory providing additional seating/function space. There are also kitchen facilities and a rear bar with associated beer pumps/lines and drinks equipment. Ladies and gent's WC facilities are located within the main building, complemented by an external toilet block. The clubhouse benefits from wood effect flooring throughout.

The total site area is circa 0.9 ac (0.36 ha) incorporating a good sized customer car park to the front of the clubhouse and a large lawned garden to the rear with tables/benches overlooking the canal. There is also a further outbuilding/store.

### ACCOMMODATION

Bar	399 sq ft	37.08 sq m
Function room	636 sq ft	59.10 sq m
Conservatory	598 sq ft	55.60 sq m
Rear bar and kitchens	272 sq ft	25.23 sq m
External stores	520 sq ft	48.31 sq m
<b>Total Area</b>	<b>2,425 sq ft</b>	<b>225.32 sq m</b>



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### SERVICES

We understand that mains water and drainage are available and/or connected to the property. The clubhouse is heated with comfort cooling units and there is an LPG supply for cooking. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease for a minimum term of 3 years.

### RENT

The quoting rent is £15,000 per annum exclusive.

### LOCAL AUTHORITY

South Staffordshire Council, Council Offices, Wolverhampton Road, Codsall, South Staffordshire - Tel: 01902 696000

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £8,100.

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for MEES. Please contact the letting agent for certification.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3719



Printcode: 2021625

### What's this?

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