

FOR SALE - OFFERS IN EXCESS OF £950,000 + VAT
GREAT WESTERN, 10 YARDLEY ROAD, ACOCKS GREEN,
BIRMINGHAM, WEST MIDLANDS, B27 6EB



- Substantial two storey semi detached pub located 4 miles south east of Birmingham city centre
- Total Site Area approximately 0.467 of an acre
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers, builders and investors
- Leasehold offers may be considered

Location

The property is located in Acocks Green which is a popular suburb around 4 miles south east of Birmingham city centre. The Great Western is situated at the junction of Yardley Road and The Avenue within a very well populated residential estate and is a one minute walk away from Acocks Green train station and within close proximity to the A41 which links to both Birmingham City Centre and Solihull.

The surrounding area comprises of; residential dwellings, a primary school, mix of retail premises and takeaways.

Property Description

Two storey-brick built property under a pitched tiled roof, with single storey extensions to the front and rear.

Corner plot with parking for c. 12 spaces to the rear, side and front of the property. Large garden to rear and side that could also be suitable for additional parking.

Accommodation

The ground floor comprises of;

Front bar with servery, wooden flooring, leather backed fixed seating and loose fixtures and fittings. Direct access to male and female w/c.

Side lounge with semi-circular bar severy with part raised seating area with carpeted flooring, along with an array of fixed and loose seating with wooden flooring.

Smaller snug area to the rear served by independent bar severy with loose and fixed seating and carpeted flooring.

Ancillary areas include; customer WC's, small catering kitchen, prep area, beer stores and various store/office areas.

The private living accommodation is situated across the first floor and comprises of two double bedrooms and one single, lounge, sitting room, domestic kitchen, store, bathroom and a WC.

The property's Gross Internal Area is around 7,109 sq ft and it sits on a plot size amounting to circa 0.467 of an acre.

The property will appeal to local licensed operators, developers, builders and investors.

Tenure

Freehold. The property is held under Title Number WM391320 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

The licensing hours permit the sale of alcohol as follows:

Monday to Sunday 10:00 am - 12:00 pm

Fixtures & Fittings

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

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £6,000 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band E. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=Z5kUEv9DyZ6&help=1>=1&ts=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



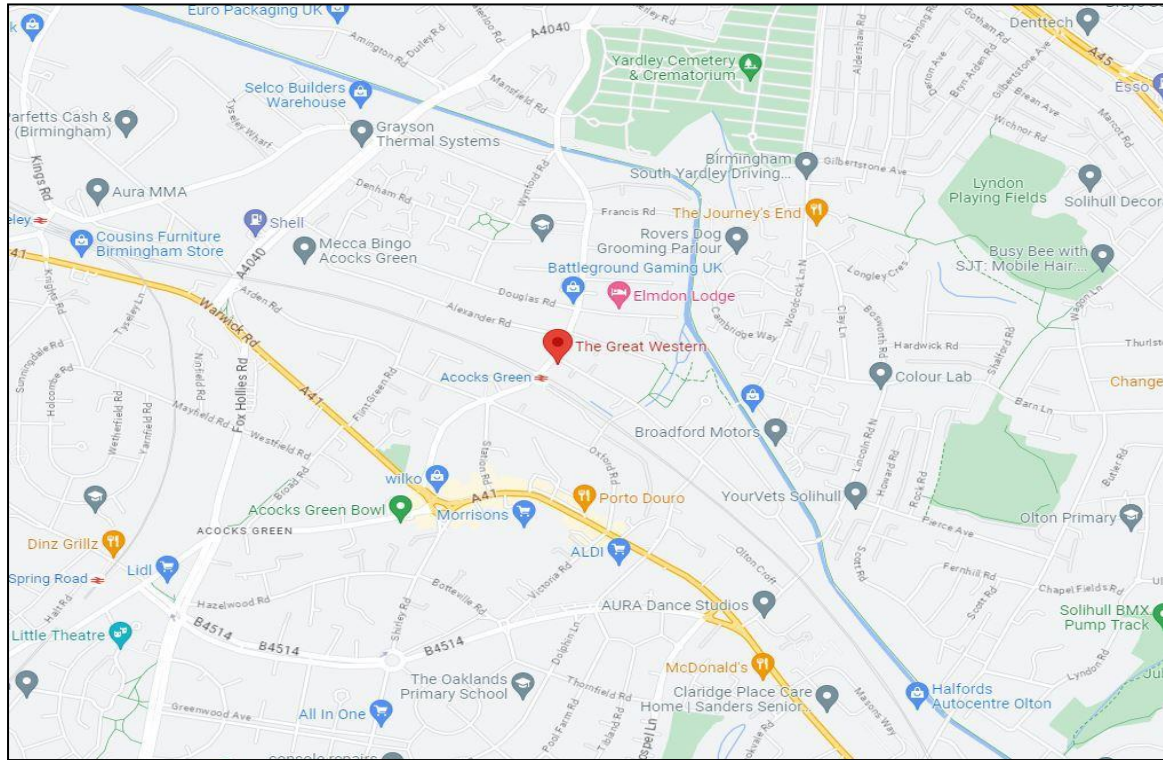
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



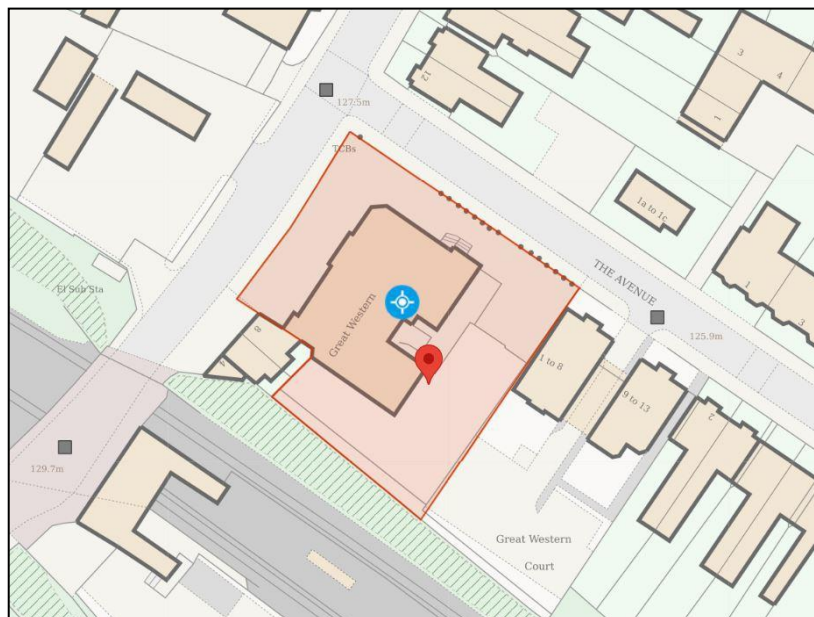
Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

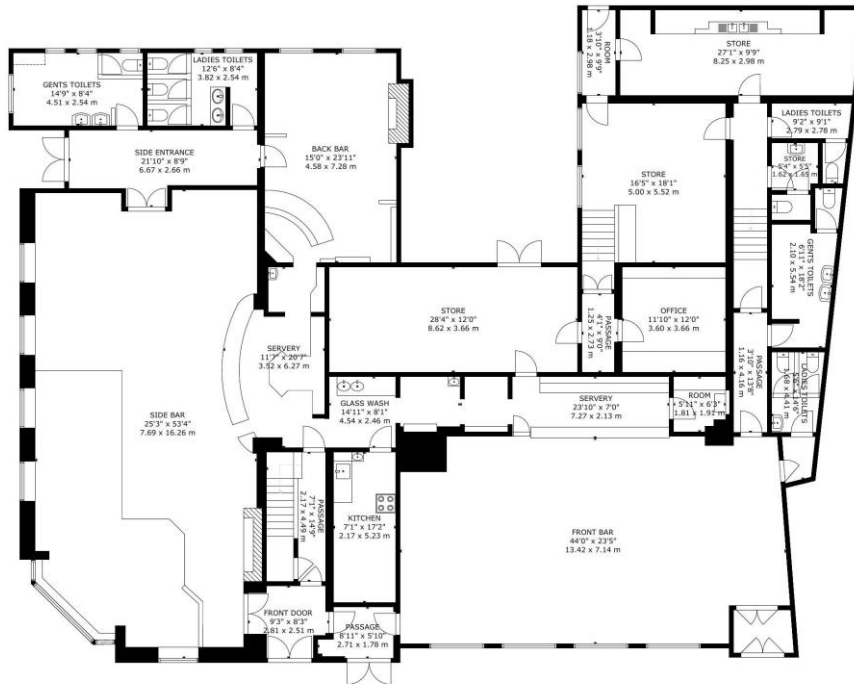


Location Plan



Site Plan

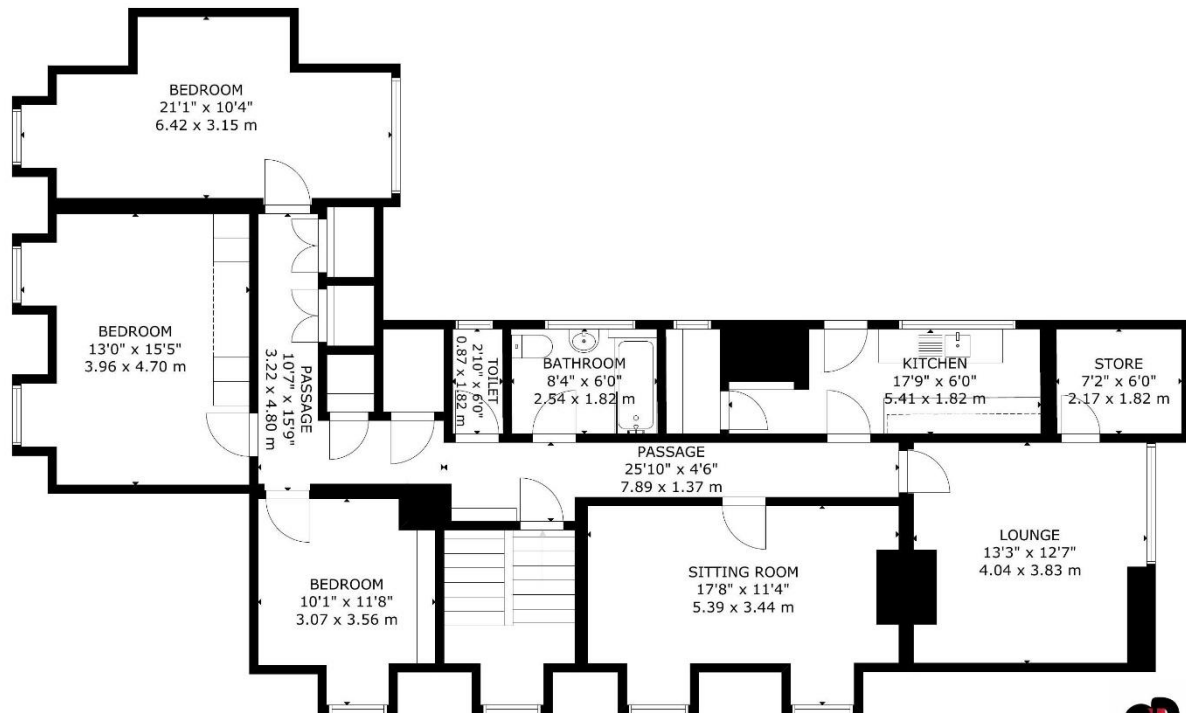




GROSS INTERNAL AREA
TOTAL: 661 m²/7,109 sq ft
GROUND FLOOR: 528 m²/5,681 sq ft, FIRST FLOOR: 133 m²/1,428 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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FIRST FLOOR

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

