

LEASE ASSIGNMENT/NEW SUBLEASE - OFFERS INVITED

THE NEW PIPPIN, ANSTY ROAD, COVENTRY, WEST MIDLANDS, CV2 3EY



- Substantial public house with good-sized internal and external trade accommodation
- Ground floor Gross Internal Area of around 7,000 square feet
- Prominently located roadside position fronting Ansty Road (A4600) in the centre of Wyken
- Benefits from daily traffic flows of circa 26,000 vehicles
- Likely to be of interest to local/regional public house and restaurant operators
- Available by way of an assignment of the existing lease or a new sublease at terms to be agreed, subject to landlord's consent

Location

Wyken is a predominantly residential suburb approximately 3 miles north east of Coventry city centre. It is located between the areas of Stoke and Walsgrave, less than 2 miles from Junction 2 of the M6.

The New Pippin is a prominently located public house fronting Ansty Road (A4600), Hipswell Highway and Farren Road, in the middle of Wyken. The site benefits from daily traffic flows of around 26,000 vehicles, offering excellent roadside prominence and convenient vehicular access from both frontages.

Property Description

The New Pippin is a substantial two storey detached property of red brick construction under a pitched tiled roof, with various later additions to the sides and rear. It is understood that the property was constructed in around 1930.

Accommodation

The ground floor comprises a good-sized open plan interlinking bar and restaurant trading area set around a central L-shaped bar. There are various dedicated areas for informal drinking, dining, sports viewing and traditional pub games including darts and pool.

Ancillary accommodation includes two sets of ladies and gent's WC's, an accessible WC, commercial catering kitchen, glass wash, storage areas and a basement cellar.

The private accommodation is situated on the first floor and comprises 4 bedrooms, living room, two domestic kitchens and two bathrooms. Additionally, there is an office, staff room and staff WC.

Externally, the pub benefits from having a trade terrace to the front and a large grass beer garden to the side of the pub. There is car parking for around 50 vehicles and two EV charging stations (4 bays) in the car park.

The property's total Gross Internal Area is around 10,124 square feet and it sits on a plot size amounting to circa 1.020 acres.

Tenure

Leasehold. The premises are available either by way of a new sublease at terms to be agreed or an assignment of the existing FRI lease, subject to landlord's consent. The existing lease expires on 4th July 2036, and the passing rent is £120,000 plus VAT per annum.

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:

Sunday to Thursday - 10:00 am to Midnight
Friday to Saturday – 10:00 am to 01:00 am

Fixtures & Fittings

Premium offers are invited for the F&F which are in the absolute ownership of the landlord. Any branded or leased items and any items owned by third parties will be excluded.

Stock in Trade

The stock in trade is to be purchased additionally and at valuation to include dry and wet stocks and trade glassware.

TUPE

TUPE regulations apply. Further details will be made available in due course.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £59,000 with effect from 1st April 2026. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT will be applicable on the letting of this property.

EPC

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

Virtual Tour

<https://my.matterport.com/show/?m=SmZkBY5dden&help=1&ts=1>=1>

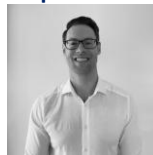
Viewings

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: George Walker
Tel: 07359 213606
Email: george@wtscommercial.co.uk



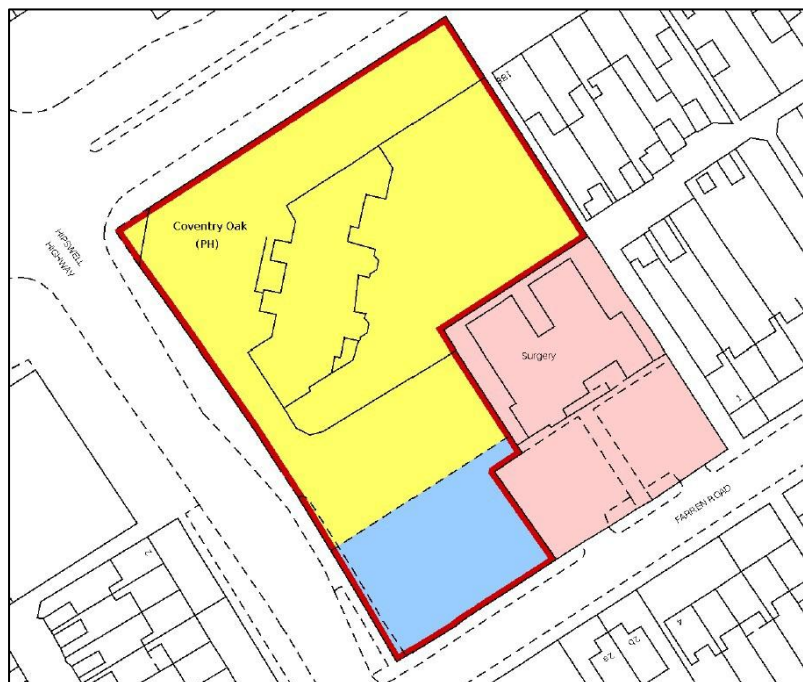
Contact: Harry Downen
Tel: 07534 620899
Email: harry@wtscommercial.co.uk

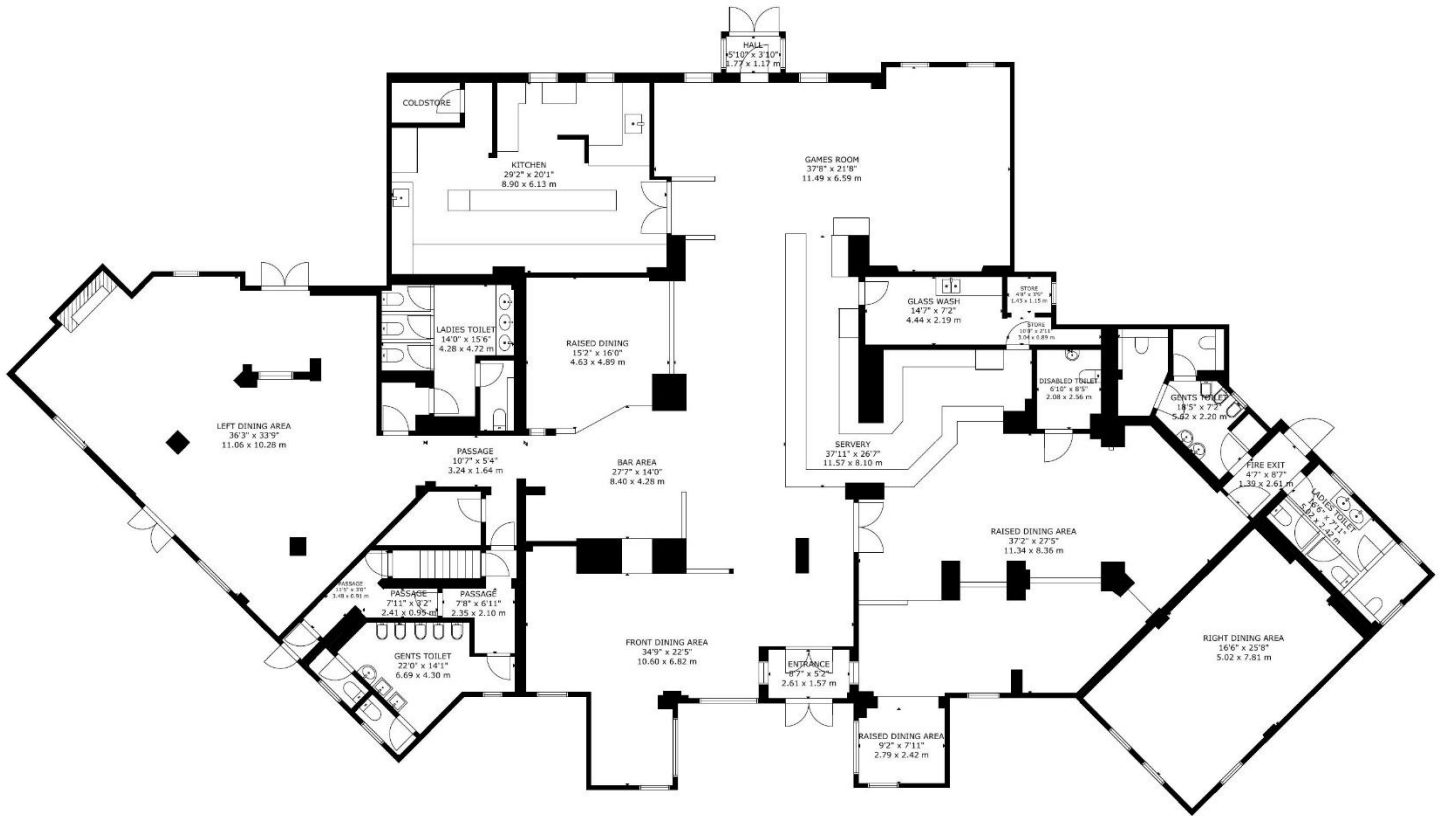


Location Plan



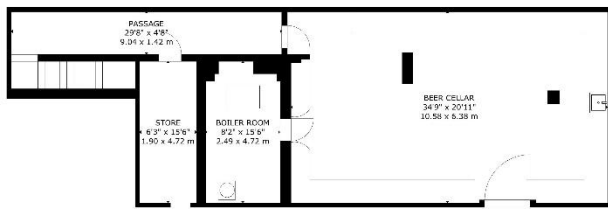
Site Plan



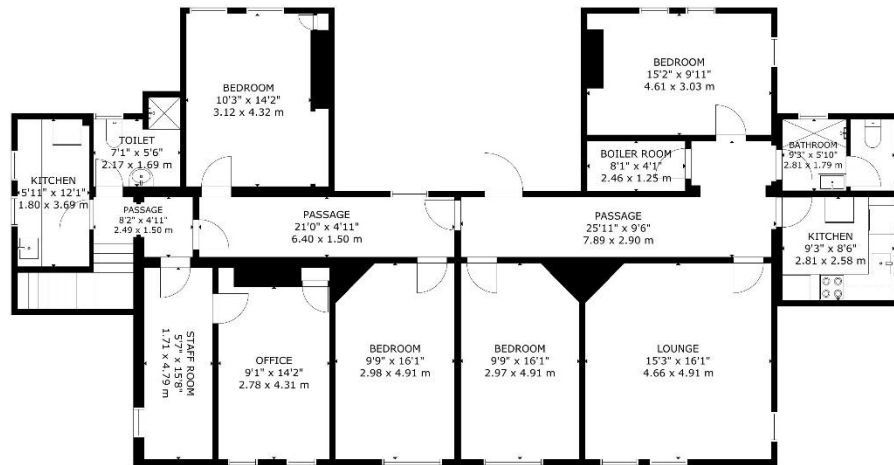


GROSS INTERNAL AREA
 TOTAL: 941 m²/10,124 sq.ft
 BASEMENT: 111 m²/1,191 sq.ft, GROUND FLOOR: 658 m²/7,082 sq.ft
 FIRST FLOOR: 172 m²/1,851 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR



DATE: 17/01/2025
 DRAWN BY: HOLLOWAY, J.C. NO. 1221/MEP/122/02/UT
 CHECKED BY: HOLLOWAY, J.C. NO. 1221/MEP/122/02/UT



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FIRST FLOOR

Important notice

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Our Services & Offices

