

THE ADDERLEY PARK PUBLIC HOUSE, 168 ADDERLEY ROAD, BIRMINGHAM, B8 1EG



FREEHOLD FOR SALE

4,260 sq.ft/395.76 sq.m

- Prominent corner position.
- Extensive accommodation, including a bar & lounge at ground floor, residential at first (6 letting bedrooms) and a substantial cellar (beer drop).
- Enclosed beer garden to the rear.
- Suitable to be utilised on the basis of a variety of uses.
- Surrounding areas are both residential and commercial.
- Circa 1½ miles east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU

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LOCATION

The subject premises occupies an extremely prominent, corner position, situated at the inter-section of Adderley Road and Ash Road (B4145).

Immediate surrounding areas are mixed use locations, including residential and commercial (freightliner terminal/Mainstream Industrial Park/Network Park/Saltley Business Park).

Birmingham City Centre is located approximately 1½ miles due west.

The property is within relative close proximity to Nechell's/Heartlands Parkway (A47).

Access to the national motorway network is provided by Junction 6 of the M6 Motorway, "Spaghetti Junction" (circa 2 miles due north).

DESCRIPTION

The subject premises comprise a detached, two-storey structure, enjoying substantial frontages, both onto Adderley Road and Ash Road.

The ground floor comprises a main public bar, separate lounge, male & female toilet facilities and ancillary storage.

Extensive cellar – beer drop.

The first floor provides a potential 6 letting bedrooms, a shower room and kitchen.

Gas fired central heating.

Original leaded light windows.

ACCOMMODATION

4,260 sq.ft/395.76 sq.m

VAT

Vat is not applicable.

BUSINESS RATES/COUNCIL TAX

a) Public House & Premises

Rateable Value: £2,300

Rates Payable circa : £1,129.30

Small Business Rates Relief may apply

b) First Floor Residential

Band B – payable circa £1,291.35.

PLANNING

The subject premises has consent to be utilised on the basis of a public house (Sui Generis).

We are of the opinion that the property is suitable to be utilised on the basis of a variety of uses, including community/meeting rooms/residential.

Any interested party should make their own proper enquiries of the local planning authority.

CONSIDERATION

Offers in excess of **£325,000 (Three Hundred & Twenty Five Thousand Pounds)** are invited for this valuable freehold interest.

For More Information Contact:

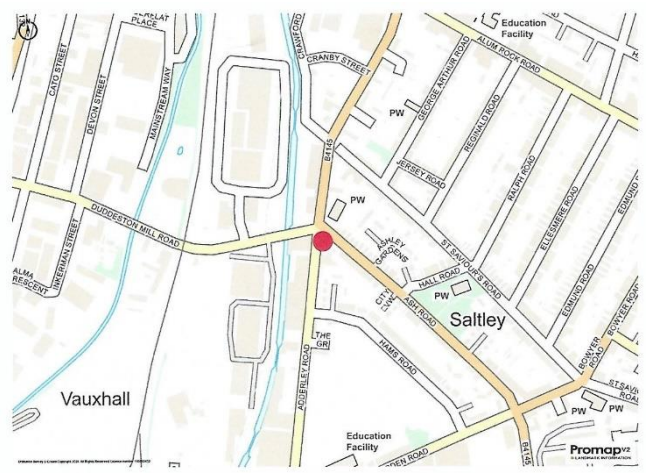
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.