

CLEARY'S PUBLIC HOUSE/MUSIC BAR, 127/128 MOSELEY STREET, DIGBETH, BIRMINGHAM, B12 0RY



FREEHOLD FOR SALE

- Long established bar/entertainment venue – in excess of 80 years.
- Bar/entertainment room, games room, external seating area/beer garden, kitchen, cellar and 5 letting bedrooms.
- Within close proximity/at the heart of one of Europe's largest redevelopment schemes – Digbeth/Smithfield/residential.
- Within close proximity to Birmingham City Centre/"China Town"/Birmingham City Football Ground.
- Suitable to be utilised on the basis of a variety of uses, including shisha.
- Long term – potential redevelopment site – adjoining site currently being redeveloped (residential).

4,000 sq.ft/371.61 sq.m

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LOCATION

Birmingham/West Midlands

Birmingham (population circa, 1.4M – largest regional centre in the UK) is the economic and commercial hub of the West Midlands (population circa, 2.6M).

Economic worth in excess of £26 Billion.

Highest concentration of professional and financial services outside of London.

The youngest population of any city throughout Europe - estimated – 40% under the age of 25.

Population increase in excess of 70,000, between 2011 up to 2021 (census).

Considerable regeneration/redevelopment has occurred over the last circa, 10/15 years, including residential (flats/apartments), student accommodation (expansion of the universities), offices (Centenary Square), leisure and distribution/business/technology park accommodation. Development is ongoing.

The region benefits from excellent communicational links, served by the M6, M6 Toll, M42, M40, M5 and M54 Motorways.

Railway stations include New Street/Grand Central, Moor Street, Old Snow Hill and Birmingham International.

Direct rail links to London Euston, Bristol, Cardiff, Manchester, Leeds, Liverpool and Glasgow.

The main airport serving the region is Birmingham International (adjoining NEC).

Ongoing infrastructure improvements include the extension of the Metrolink system.

HS2 is perceived as a major advantage, already attracting considerable inward investment (HSBS/Goldman Sachs).

SUBJECT PREMISES

Enjoys direct frontage onto Moseley Street, within close proximity to the intersection with Moseley Road.

Rowton Hotel and the Flex Fitness Gymnasium are nearby.

The immediate surrounding area, which includes Highgate Park, has benefitted from considerable regeneration/redevelopment (ongoing) – residential.

Wider surrounding areas have also benefitted from redevelopment – ongoing – Smithfield (17 hectares/42 acres - £1.9B project – 3,000 homes, offices, retail and cultural space).

Birmingham City Centre, "China Town" and Birmingham City Football Ground (further major redevelopment project) are within a short walking distance.

DESCRIPTION

Cleary's is a long established bar/entertainment venue (in excess of 80 years). 3 storey structure, including a bar/entertainment room, games room, cellar, kitchen and external seating/beer garden area.

The upper floors provide 5 letting bedrooms.

It is important to note, all internal fixtures and fittings are included within the sale.

Gas fired central heating system throughout.

The property is not subject to any form of listing.

ACCOMMODATION

4,000 sq.ft/371.61 sq.m

LICENCES

Fully licenced, including live music/entertainment.

Sunday /Monday /Tuesday /Wednesday /Thursday – 11am up to 12pm.

Friday/Saturday – 11am up to 3.30am.

Permitted numbers (indoors) - 250

LETTINGS BEDROOMS

5 lettings bedrooms - £30 per night – predominately fully occupied.

TURNOVER

Financial information will be disclosed to any seriously interested party .

INTERNAL FIXTURES AND FITTINGS

It is important to note, all internal fixtures and fittings will be included within the sale.

VAT

VAT is not applicable.

BUSINESS RATES

Small business rates relief applies.

Further information is available from the sole selling agents.

CONSIDERATION

Offers in excess of **£975,000 (Nine Hundred and Seventy Five Thousand Pounds)** are invited for this valuable freehold interest/fixtures and fittings/ongoing business.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any potential purchaser.

For More Information Contact:

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SMB
Stephens McBride

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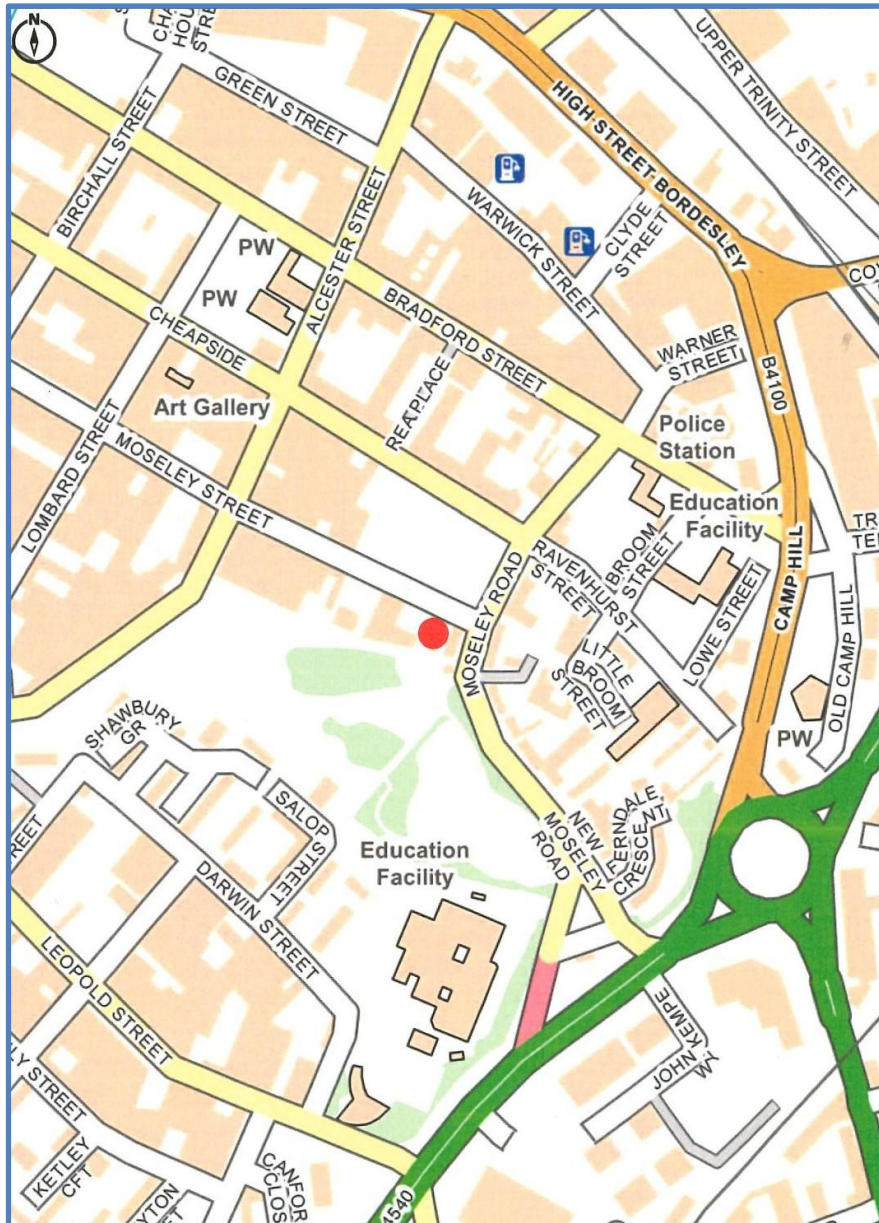
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NOTICE

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.