

359/361 OLTON BOULEVARD EAST/WARWICK ROAD,  
BIRMINGHAM, B27 7DP



## LEASEHOLD RESTAURANT PREMISES

**3,275 sq.ft/304.25 sq.m**

- Occupies an extremely prominent position, fronting the main Warwick Road (A41)/Olton Boulevard East.
- Considerable traffic flow .
- Surrounding areas are densely populated residential.
- Excellent off-street car parking.
- Circa 180 covers.
- Long established restaurant premises (former Zorba's Greek Restaurant).



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

# 359/361 OLTON BOULEVARD EAST/WARWICK ROAD, BIRMINGHAM, B27 7DP

## LOCATION

The subject premises, situated on the outskirts of Acocks Green Town Centre, occupies an extremely prominent position, situated at the inter-section of Warwick Road (A41) and Olton Boulevard East.

Surrounding areas are densely populated residential.

Acocks Green is located approximately 6 miles south east of Birmingham City Centre and 4 miles north west of Solihull Town Centre.

Surrounding areas include Olton, Hall Green and Yardley.

## DESCRIPTION

The subject premises comprise a long established restaurant facility.

Advantages include;

- Minimum circa 180 covers.
- Excellent off-street car parking
- Gas fired central heating.
- Fully licensed.

## TENURE

The property is available on the basis of a new 10 year, FRI lease (5 year review pattern).

## RENTAL

**£45,000 per annum exclusive.**

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## BUSINESS RATES

Rateable Value : £26,250

Rates Payable: circa £12,363

## PLANNING

The subject premises has the benefit of A3 consent (restaurant and café).

Fully licenced.

## PREMIUM

Offers in excess of **£60,000 (Sixty Thousand Pounds)** are invited for this valuable leasehold interest.

The sale will include all internal fixtures and fittings.

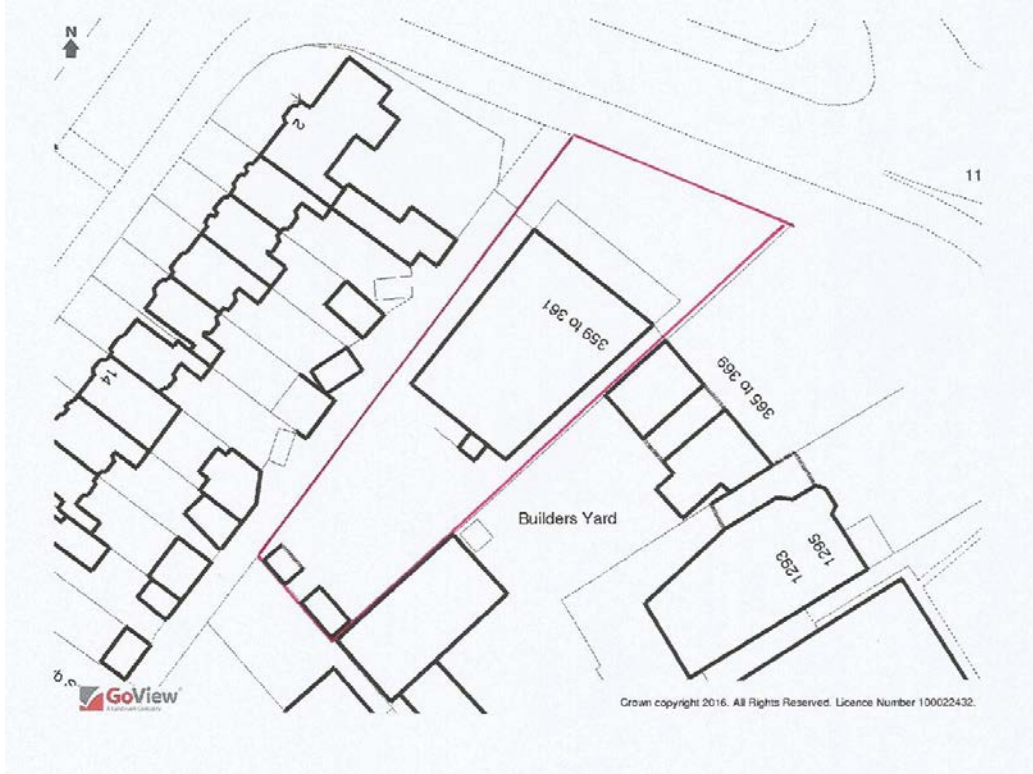
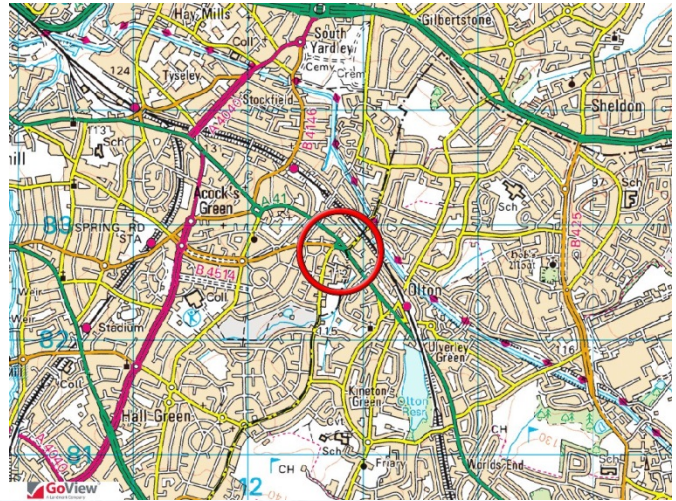
## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

359/361 OLTON BOULEVARD EAST/WARWICK ROAD,  
BIRMINGHAM, B27 7DP



# 359/361 OLTON BOULEVARD EAST/WARWICK ROAD, BIRMINGHAM, B27 7DP



359/361 OLTON BOULEVARD EAST/WARWICK ROAD,  
BIRMINGHAM, B27 7DP

**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.