

YARDLEY ARMS

YARDLEY FIELDS ROAD, STECHFORD, BIRMINGHAM B33 8RA

SUBSTANTIAL FREEHOLD PUBLIC HOUSE FOR SALE / TO LET - ALL ENQUIRES





HIGHLIGHTS INCLUDE:

- Freehold public house in Stechford, Birmingham
- Large site extending 0.85 acres
- Property arranged over basement, ground, first and second floors
- Large trading area at ground floor level with managers accommodation to the first and second floors
- Customer car park for approximately 27 vehicles
- Significant landlord contribution available as part of new letting
- New free of tie lease at a guide rent of £60,000 per annum plus turnover rent to be agreed
- **We are instructed to invite offers in excess of £850,000 + VAT**

LOCATION

The property is located in Stechford which is a popular suburb located in east Birmingham, 4.3 miles (6.9 kilometres) east of Birmingham City Centre and 4.2 miles (6.8 kilometres) northwest of Birmingham International Airport.

The Yardley Arms is situated at the intersection between Red House Road, Yardley Fields Road and Rosemary Road in a predominantly residential area. Stechford railway station is a short distance to the northwest and provides West Midlands Railway services to Birmingham New Street in approximately 7 minutes.

DESCRIPTION

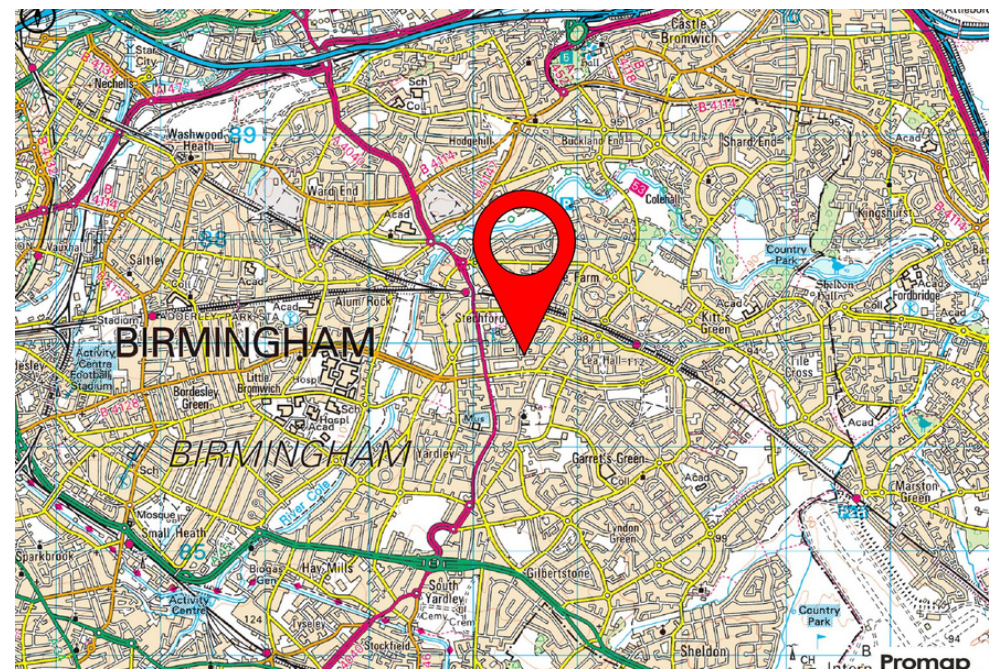
The property comprises the basement, ground, first and second floors of a two storey detached building with exposed brick elevations beneath a multi-pitched and part flat roof. The property has been extended to the rear to provide additional trading and ancillary space.

LINKS

GOOGLE STREET VIEW



LOCATION VIEW



ACCOMMODATION

Basement

The basement provides a beer cellar, managers office, boiler room and stores.

Ground Floor

The ground floor provides an open plan bar area with a central L shaped bar servery and seating on loose tables, chairs and benches for 162 covers. Ancillary areas comprise a trade kitchen, customer WC's, baby changing room, pot wash and storage areas which are located to the rear.

First Floor

The first floor provides managers accommodation comprising of two double bedrooms (one with ensuite), a single bedroom, kitchen, bathroom and lounge.

Second Floor

The second floor provides a single bedroom.

Externally

There is an external trade patio to the rear and side of the property with parking for approximately 27 vehicles.

PLANNING

The property is not listed nor it is situated within a conservation area however, there are Tree Preservation Orders on the site (TPO 538) with more information available on the Birmingham City Council [website](#).

RATEABLE VALUE

£30,000

EPC

D - 98

FIXTURES & FITTINGS

The fixtures and fittings have been removed from the property.



TENURE

The Property is held freehold (Tile Numbers WK134173).

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol daily between 10:00 - 00:00.

TERMS

The property is available on a new free of tie lease at a guide rent of £60,000 per annum plus turnover rent to be agreed. A significant landlord contribution is available to an incoming tenant.

Alternatively we are instructed to invite offers in excess of £850,000 + VAT

VAT

VAT will be chargeable in addition to the purchase price or rent.



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MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchaser and tenants. Prospective tenants/purchasers will need to provide proof of identity and residence.

VIEWINGS

All formal viewings must be strictly be made by prior appointment via the sole agents Savills as the pub is currently closed.

CONTACT

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