

**To let - High volume north Birmingham public house/restaurant**



**Church Tavern, 25 Church Road, Perry Barr, Birmingham, West Midlands, B42 2LA**

- Excellent location close to Aldridge Road A453 and Walsall Road A34.
- Immediate residential catchment plus busy commercial area.
- Large open plan trading area including a total of 150 covers.
- Children's ball pit facility and dining area for circa. 40 customers.
- Total site 1.026 acres.
- High volume food and drink trade.

**To let on a new 10 year FRI lease at a guide rent of £40,000 pa..**

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## LOCATION

The Church Tavern fronts Church Road close to its junction with the Aldridge Road, A453, approximately 1 mile north of Perry Barr and 4 miles south of Great Barr. The surrounding area comprises of a range of commercial, leisure and residential uses and there is a well populated local catchment in all directions. Perry Park is to the rear, Aston Manor Cricket Club adjoins and the Alexander Athletics Stadium is a short distance to the north. Both the Aldridge Road and Walsall Road A34 form main A road communications to and from Birmingham City Centre, 6 miles to the south.

## DESCRIPTION

The property is of traditional two storey brick construction beneath a pitched tiled roof and includes various single storey brick and flat roofed extensions. Fuzzy Ed's which is a children's play barn, lies to the rear of the pub and is of single storey steel frame construction with brick elevations. The public house is served by a large surfaced and white lined car park for circa. 84 spaces to include 6 disabled spaces and there is an electric charging point to the very west of the car park. External trading areas are provided by a beer patio to the front of the public house and by a small beer garden which lies to the rear of Fuzzy Ed's. The site area extends to 1.026 acres and the total footprint is 9,835 sq. ft. (Source Nimbus Maps).

## ACCOMMODATION

**Ground Floor:** Main entrance lobby accessible from the car park leads through to the open plan trading area which includes various dining areas providing circa 90 covers, adjoining bar with seating for approximately 20 customers, function area/overspill seating area with timber and glazed partition from the main bar and provides seating for circa 40 customers. Back of house includes two sets of ladies and gentlemen's customer lavatories, an accessible lavatory, fully fitted catering kitchen, wash up and prep area with walk in fridge and freezer and staff changing and welfare facilities.

**First Floor:** General store, office, store/cleaning facility. Living Accommodation: Comprises 3 bedrooms (two doubles and one single bedroom), family bathroom, domestic kitchen, lounge, fridge freezer store. The living accommodation is well decorated and presented.

**Fuzzy Ed's:** A children's ball pit facility, children's dining area for parties, boys and girls lavatory facilities and an accessible lavatory, bar servery and loose fixtures and fittings for circa 40 customers.



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## GENERAL INFORMATION

### Tenure

The property is available on a new 10 year FRI lease at a guide rent of £40,000 pa with a tie for draught and bottled beers, cider, wines, spirits and minerals. Generous pricing is available on wet products. Machine income is to be split 50:50 after deduction of costs. Proposals to partially release the tie may be considered. The Tenant will be required to pay a deposit bond equivalent to one quarter's rent and provide evidence of funds to cover the value of the inventory, stock and an appropriate sum of working capital.

### Business

The Church Tavern trades as a suburban food house taking advantage of the excellent road communications in the area. There is however a healthy level of drinking trade. The trade split is 60:40 in favour of food. The site offers potential to build upon the existing high volume food and drink trade.

### Services

All mains services are connected to the property.

### Licences

The property benefits from a Premises Licence permitting the sale of alcohol from Monday, Tuesday, Wednesday and Sunday from 10:00 hrs to 00:00 hrs and from Thursday to Saturday 10:00 hrs to 01:00 hrs.

### Town & Country Planning

The property is not listed nor in a Conservation area.

### Fixtures & Fittings

The lessee is to buy the inventory at valuation on completion.

### Stock in Trade

Stock in trade and unbranded glassware are to be purchased by the successful tenant at valuation on completion.

### Rating Assessment

The Rateable Value is £30,000 with effect from April 2023. Council Tax Band A £1,170.

## ASKING PRICE

To Let on a new 10 year FRI lease at a guide rent of £40,000 pa.. All interested parties will be required to complete the M&B application form which is available on request from MPS.

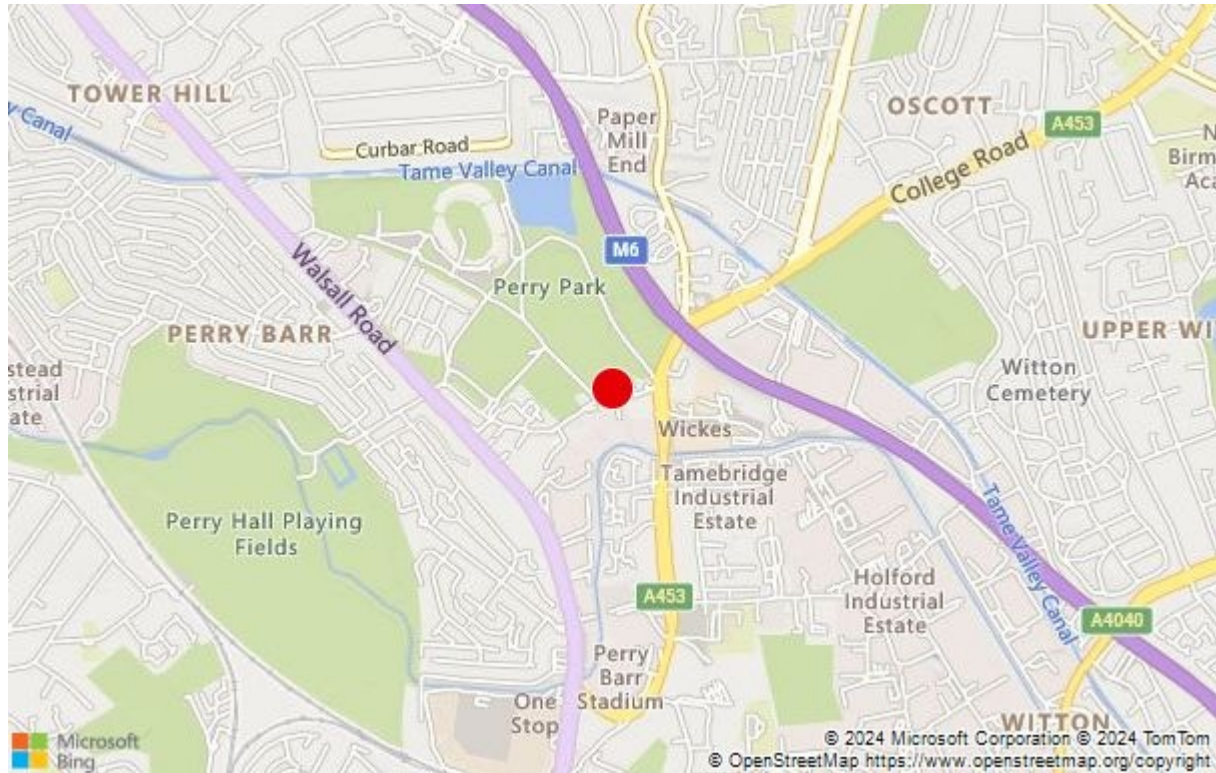


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