

BEECH HOUSE

727 WARWICK ROAD, SOLIHULL B91 3DA

PROMINENT FREEHOLD PUBLIC HOUSE IN SOLIHULL FOR SALE / TO LET - ALL ENQUIRES



savills



HIGHLIGHTS INCLUDE:

- Prominent public house in central Solihull
- Large site extending to 0.53 acres
- Short distance from Solihull Train Station and Touchwood Shopping Centre
- Property arranged over ground, basement and first floor extending to approximately 8,634 Sq Ft (801 Sq M)
- Staff accommodation at first floor level comprising six bedrooms
- External trade area located to the front with seating 64 customers and additional marquee to the rear
- Customer car park located to the side for 13 vehicles
- New free of tie lease at a guide rent of £150,000 per annum
- Freehold offers are also invited

LOCATION

Solihull is market town located in the West Midlands approximately 8.0 miles (12.9 kilometres) south of Birmingham and 13.2 miles (21.2 kilometres) west of Coventry.

The Beech House is situated fronting Warwick Road which is the main road providing to the M42 (Junction 5). The property is located a short distance from Solihull Train Station & Touchwood Shopping Centre which hosts well known retail and leisure occupiers such as John Lewis, Apple, Slug & Lettuce and O'Neill's.

DESCRIPTION

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

LINKS

GOOGLE STREET VIEW



LOCATION



ACCOMMODATION

- Basement** There are two separate basements which are used as a beer cellar and stores.
- Ground Floor** The ground floor provides an open plan bar and restaurant area with a central bar servery and seating on loose tables, chairs and benches for 183 covers. Ancillary areas comprise a large trade kitchen, 2 sets of customer WC's, pot wash, kitchen porter and storage areas which are located to the rear.
- First Floor** The first floor provides staff accommodation comprising six bedrooms, a managers office, kitchen and lounge, bathroom and gents and ladies WC's.
- Externally** Externally there is a customer trading area located to the front with seating on loose tables and chairs for 64 customer alongside a separate marquee located to the rear which is used as additional trading space. Customer car parking is located to the side of the property which is suitable for 13 vehicles.

TENURE

Freehold (Title Number WM216720).

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 on the follows times:

- Monday to Saturday: 08:00 - 02:00
- Sunday: 08:00 - 00:30

TERMS

The property is available on a new free of tie lease at a guide rent of £150,000 per annum. Alternatively freehold offers will also be considered on an offers invited basis.

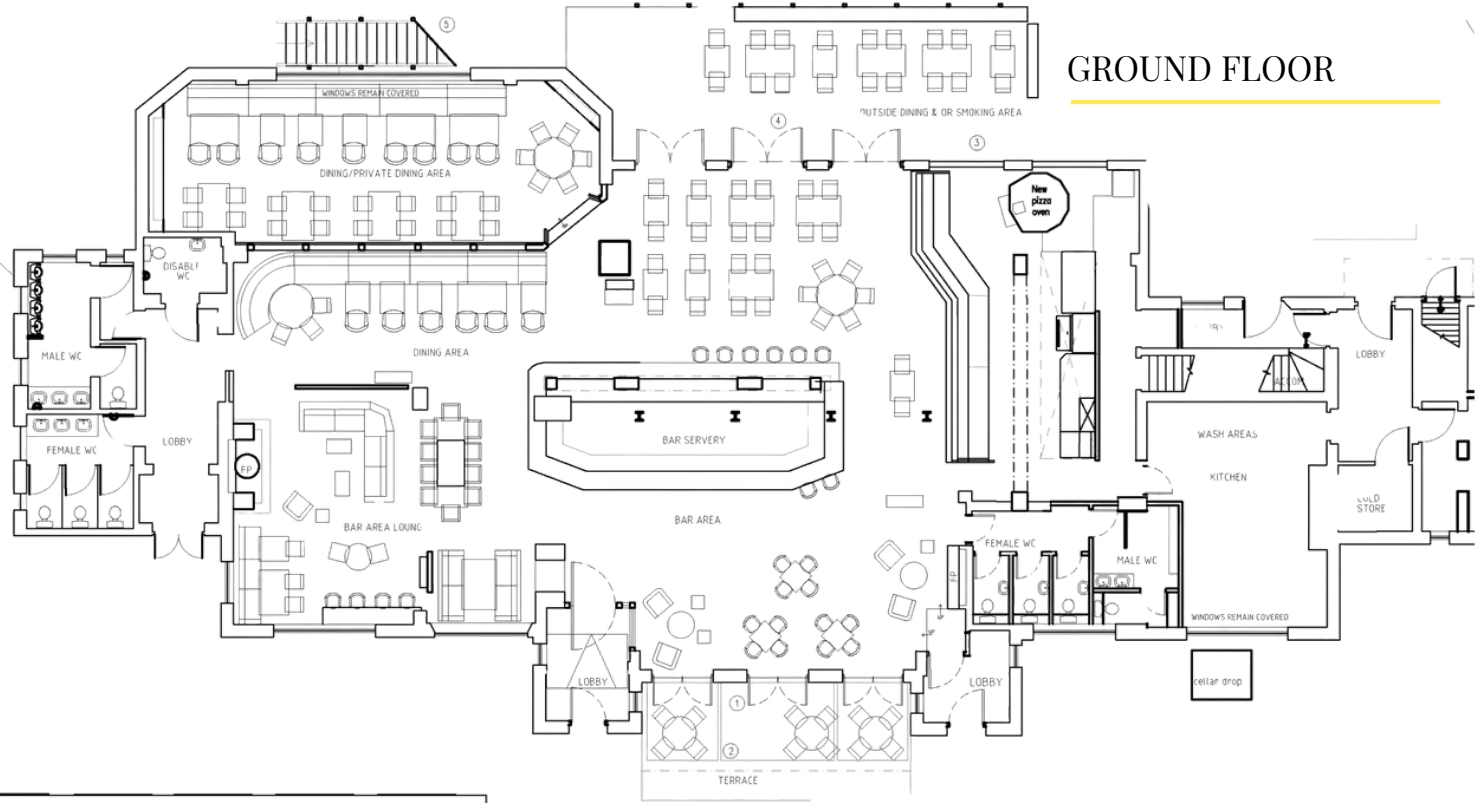


FLOOR PLANS

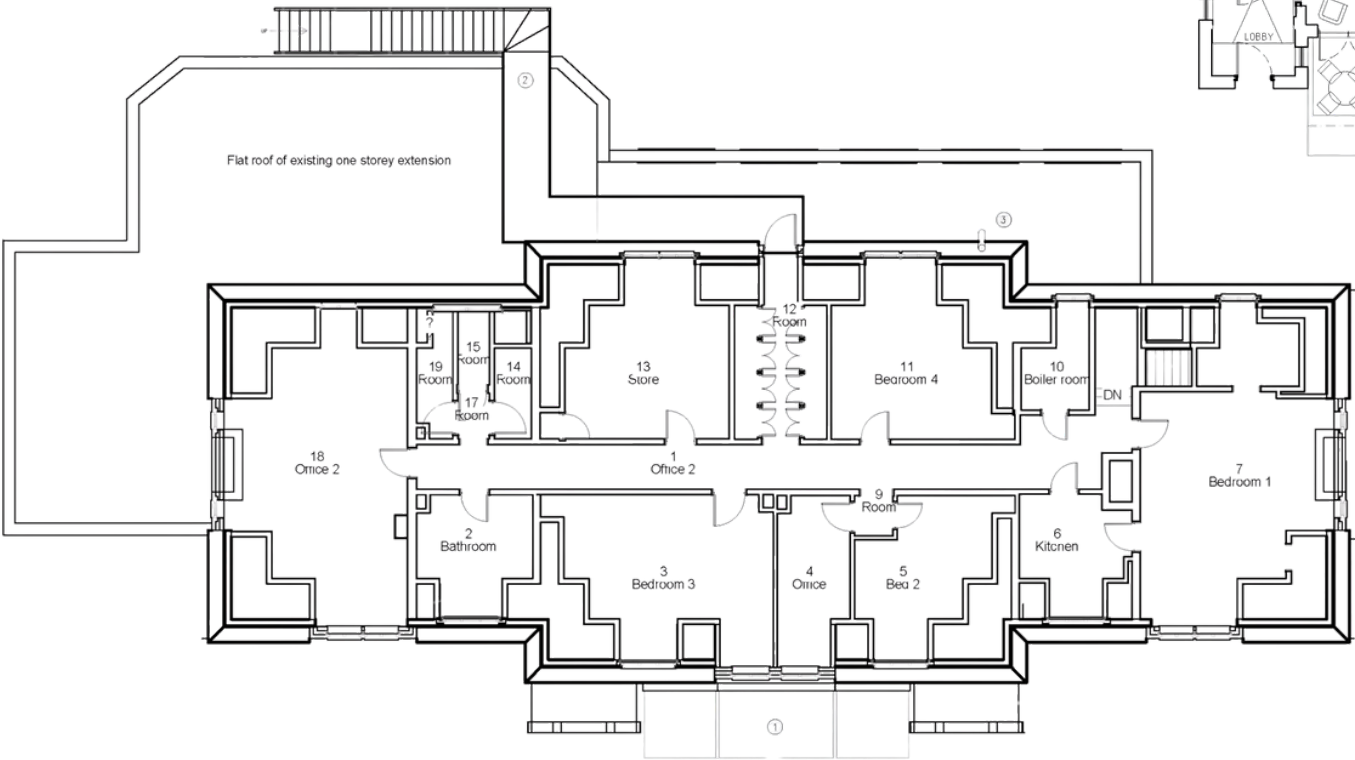
The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Ground Floor	512	5,514
First Floor	289	3,120
Total	801	8,634

Prospective purchasers and tenants are advised to check these areas which are indicative only and show best estimates under the current configuration.



GROUND FLOOR



FIRST FLOOR

Please note that the first floor configuration has changed since these plans were produced.

PLANNING

The property is not listed nor is it situated within a conservation area.

VAT

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

RATEBALE VALUE

£120,000.

EPC

D - 91.

FIXTURES & FITTINGS

The fixtures and fittings are available by way of a separate negotiation.



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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 viewings must be arranged through the agents Savills. Please note the pub is currently open for trade however, under no circumstances should any direct approach be made to any of the occupational tenants staff.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | April 2026

