

LOCATION

The Garden House Pub is located on the main arterial Hagley Road, which connects the North of Birmingham-to-Birmingham City Centre. Fronting onto the Hagley Road, these premises sit within The Calthorpe Estate in the leafy suburb of Edgbaston. Edgbaston Village also offers a variety of other amenities, including Village Kitchen, Boston Tea Party, and popular gastro pubs The High Field and The Physician, as well as the exclusive Edgbaston Priory Club. Nearby occupiers include – The Rainbow Casino, The Strathallan Hotel, Fiesta Del Asado, and the Genting Casino.

DESCRIPTION

The premises are currently trading as a fitted pub/restaurant called the Garden House. Handover condition of the property is yet to be agreed but could be left fitted or stripped back to a specification to be agreed. The property benefits from roadside frontage, dedicated car parking and a rear garden.

FLOOR AREAS & QUOTING RENT

LEVEL	Floor Area
Ground Floor	7,659 sq. ft.
First Floor	6,652 sq. ft.
TOTAL:	

TENURE

The premises are available by way of a new FRI lease.

RATEABLE VALUE

To be assessed

RENT

£150,000 pax

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

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 the successful applicant.

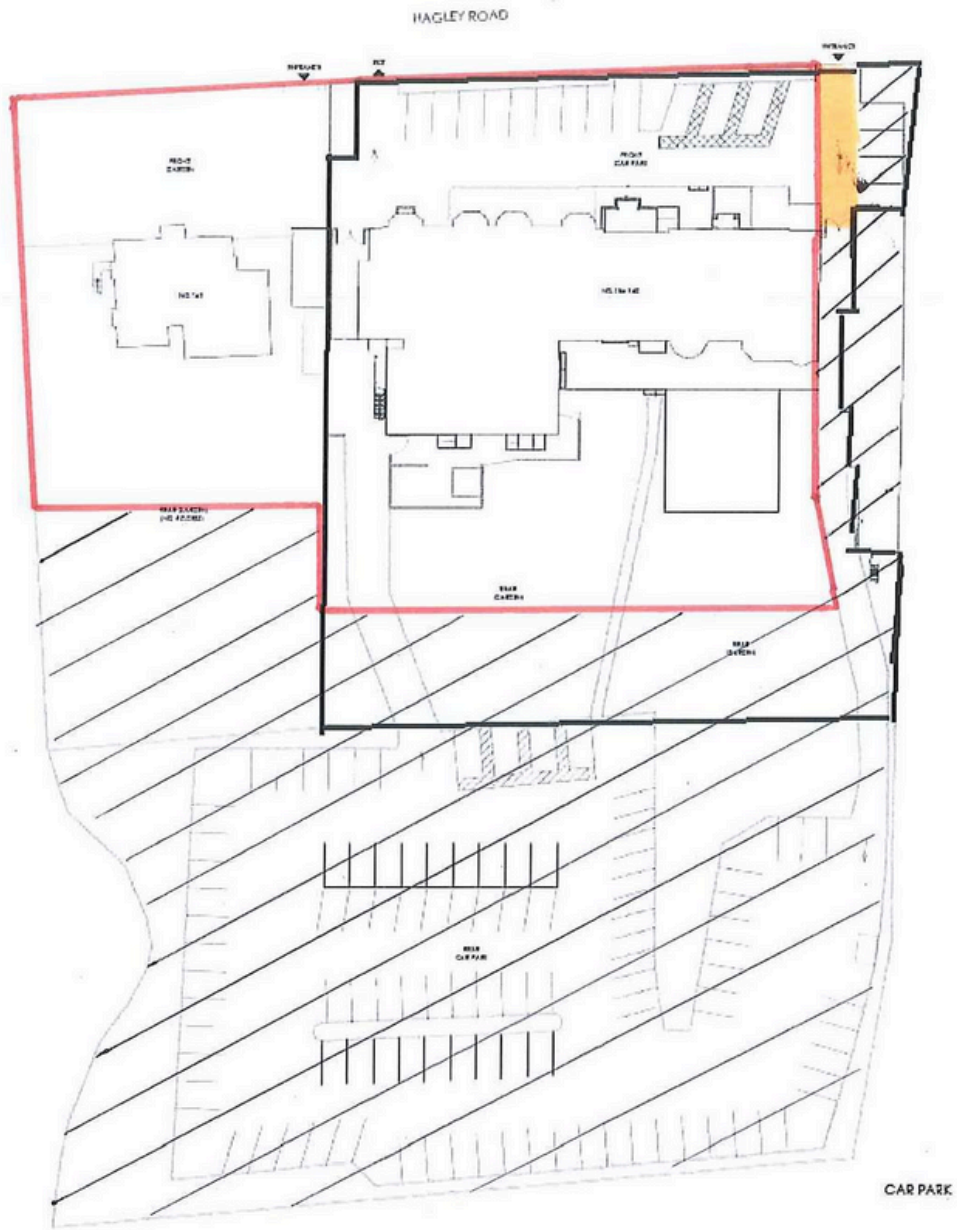
Garden House

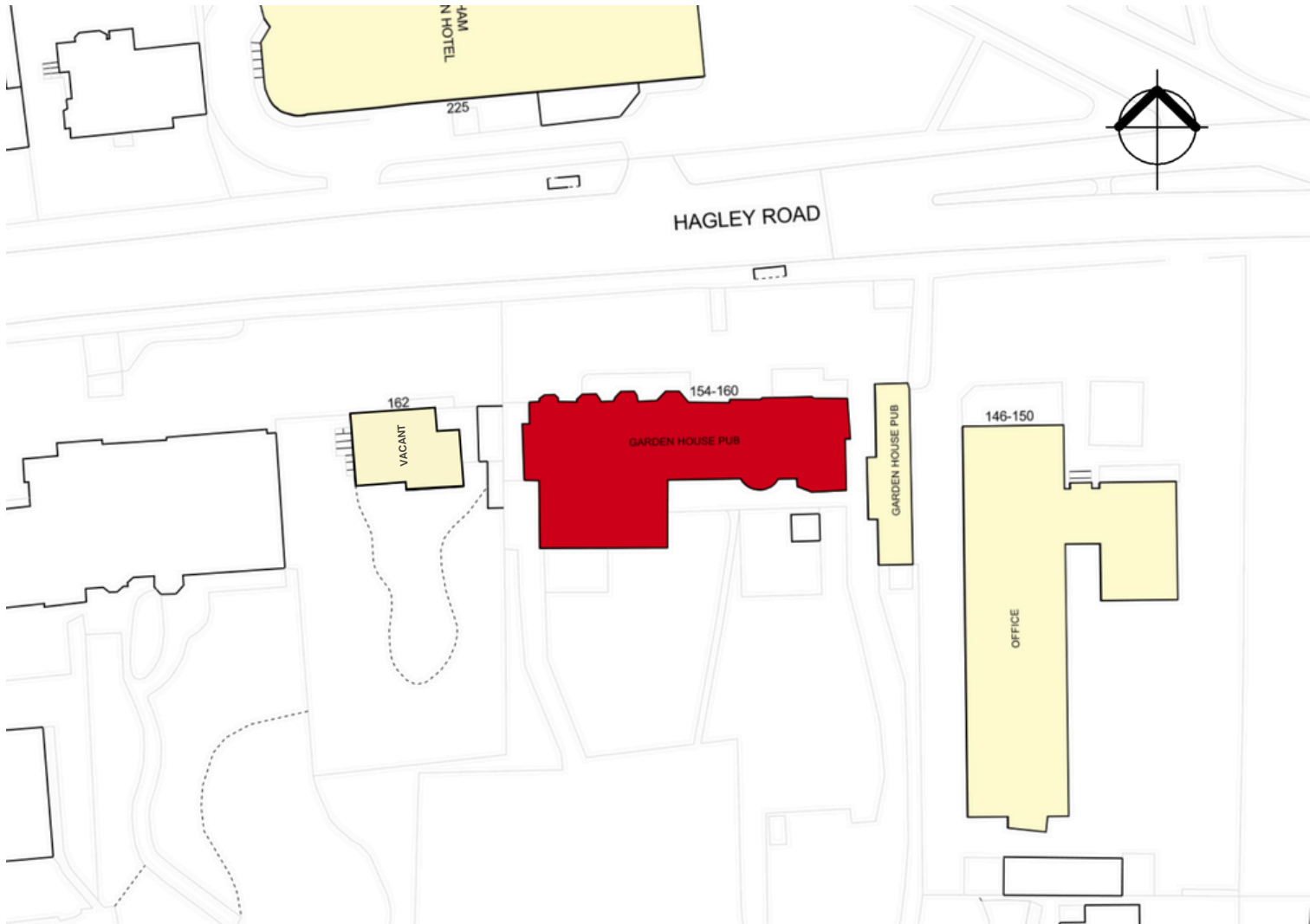
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CALTHORPE
ESTATES







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