



The Beehive

Beehive Lane, Curdworth, Sutton Coldfield, West Midlands B76 9HG

Tenure

To Let

Price

Nil Premium

- Affluent village location
- Excellent access to M42 and M6 Toll
- Guide Rent £45,000 per annum
- 100+ covers throughout
- External drinking areas & 50+ car parking spaces



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Location

Beehive Lane links Farthing Lane and Coleshill Road in the heart of Curdworth, which itself is a small and prosperous village which straddles the A4097 Kingsbury Road less than ½ mile from Junction 9 of the M42 and M6 Toll Road.

The centre of Sutton Coldfield is around 5 miles to the West and The Belfry Golf Course is just over 2 miles to the North.

The combination makes for an excellent destination pub.

Description

A substantial predominantly two storey brick built property which is white wash rendered and lies beneath a series of pitched tiled roofs.

The pub is set back behind a large tarmac car park with space for around 50 vehicles.

There are external drinking areas to both the front and the rear.



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Trade

The Beehive's position offers the ideal combination of being a destination pub with excellent accessibility whilst still being at the heart of the village with a degree of walk-to trade.

Accommodation

There are two entrances from the front which give access to the trading areas.

The largest space is the Dining Area which has a timber bar servery, mock beamed ceiling, feature central fireplace and slightly split levels and mix of carpeted and tiled flooring.

In total, this area can seat 80+ customers whilst still having room for drinkers.

To the front of the pub, the Bar, which itself is in two inter-linked parts, has its own servery, fireplace, comfortable seating and a darts throw.

Serving the trading areas is a large Trade Kitchen with walk-in fridge and customer toilets including Disabled facilities.

There are also two separate offices, a staff toilet and lockers.

Beer Stores

Chilled ground floor beer store lying off the bar servery plus large bottle store to the rear.



First Floor

The private quarters which are at first floor level consist of 3 double bedrooms and a box room, living room, domestic kitchen and a bathroom, all of which lead off a corridor/landing.

Outside

There is a small amount of seating to the front of the pub whilst to the rear there is a paved patio area which has been slightly 'extended' into the car park.

There is still space for around 50 vehicles though.

Tenure

Leasehold:

The property is available on a new 5 year lease on FRI terms at a guide rent of £45,000 pa.

The lease will be tied for the purchase of all wet products with a 50/50 share of machine income.

Alternatively, a free-of-tie option may be available with a rental available upon request.

Fixtures & Fittings

The successful Tenant will be required to purchase the Fixtures & Fittings at Valuation on the day of completion.

Ingoing Requirement

In addition to the purchase of the F&F (c.£30,000), the Tenant will be required to pay a deposit bond equivalent to one quarter's rent, a month's rent in advance, purchase stock on completion, pay fees and have funds to provide working capital for the business.

We estimate this will be in the region of £60,000.

Please note that our client has suggested that they could potentially assist suitable applicants by offering flexible terms - for instance and if necessary, the deposit could be built up over time, or the F&F could be paid in instalments. However, any assistance offered would be applicant dependant.

Application Procedure

All interested parties will be required to complete the M&B Application form. This can be obtained by contacting Fleurets.

Planning

The Beehive is not a listed building and does not lie in a Conservation area.

Licence

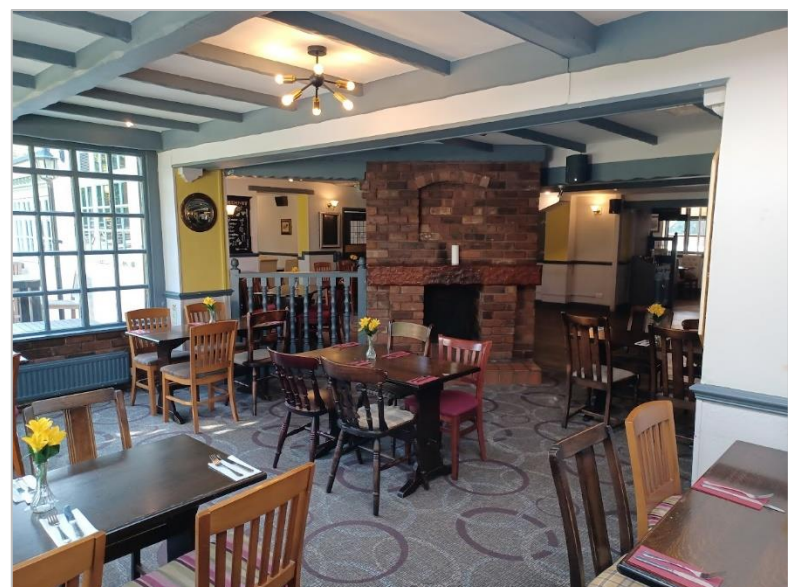
A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Sunday 10.00 am to 12.00 am

Recorded Music:

Monday to Sunday 10.00 am to 12.00 am



Business Rates & Council Tax

The property is in an area administered by North Warwickshire Council.

Rateable Value as of 1st April 2026 - £26,250

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment only through Fleurets Midlands Office.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

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