

The Horseshoe

1214 Stratford Road, Hall Green, Birmingham, B28 9BH



For Sale Freehold Licensed Premises

Guide Price: £1,000,000 plus VAT

****BID DEADLINE 12PM WEDNESDAY 8TH APRIL****

- Substantial public house located on a busy thoroughfare in Birmingham
- Prominent position fronting the A34 Stratford Road
- Large trading area with c. 140 covers.
- Plot size amounting to circa 0.99 acres
- Customer parking facilities for approximately 50 vehicles
- Ground floor gross external area of c. 11,450 square feet
- Standalone fully fitted banqueting suite with c. 100 covers
- Alternate use opportunity subject to obtaining the necessary permissions

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Sole Selling Agents

Location

Hall Green is an area in south-east Birmingham with a population of circa 25,000 residents. The Horseshoe is situated on the junction of Stratford Road (A34), a major transport route for traffic coming in and out of Birmingham and B4146 School Road. The Horseshoe is close to Hall Green train station, surrounded by predominantly residential properties, with educational establishments opposite, along with a small local centre.

Hall Green Greyhound Stadium is within 500 metres of the pub. This is now closed and has received planning consent for 210 homes.

Accommodation

The pub is a one/two storey, detached building of brick construction which sits under a pitched tiled roof. To the rear, there is a separate conference hall of brick construction with timber cladding.

Internal trade areas are arranged over the ground floor comprising of three distinct trading areas surrounding a single central servery with c. 140 covers in total. Ancillary trade areas comprise of a large commercial kitchen, with walk-in fridge and freezers, customer WCs, plentiful storage, office and a large ground floor cellarage with bottle storage.

The old basement cellarage is currently used as storage.

Private accommodation is spread across the first floor comprising; 4 large double bedrooms, 1 single bedroom, large living room, kitchen/ diner, shower room with W/C, bathroom with W/C and ample storage.

Externally and to the rear, there is large separate function room, with an independent bar, customer WCs for circa 100 covers. Additionally there is a patio seated area for 24 covers along with a large car parking facilities with space for circa 50 vehicles.

Ground floor GEA of c. 11,450 square feet, sitting on a plot size amounting to circa 0.99 acres.

The Horseshoe offers considerable scope for local public house operators and restaurateurs. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



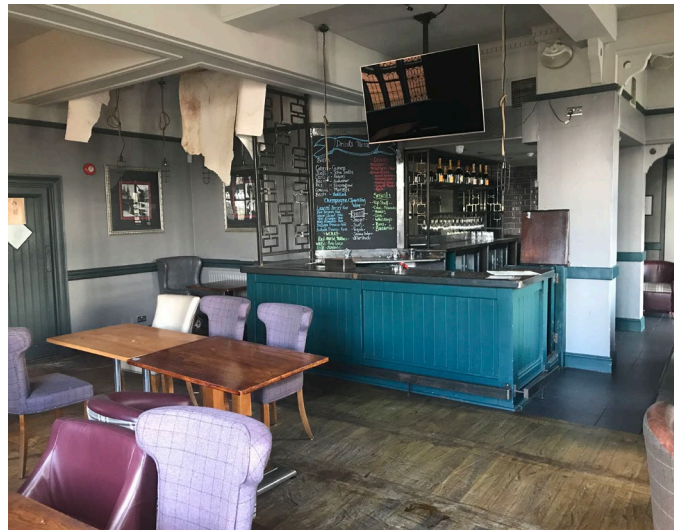
☎ **0121 227 2311**

Top Floor, Gatsby Court, 170 Holliday Street, Birmingham, West Midlands B1 1TJ
birmingham@jamesabaker.co.uk www.jamesabaker.co.uk

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HM Land Registry
Official copy of
title plan

Title number **WM732379**
Ordnance Survey map reference **SP1081NE**
Scale **1:1250**
Administrative area **West Midlands : Birmingham**



General Information

Rating

The current Rateable Value is assessed at £95,000.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We understand all other services are connected to the mains.

Trading

The premises are currently closed for trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property currently has an EPC rating of a D.

VAT

VAT will be applicable on the sale of this property.

Viewings

Viewings are strictly by appointment only and will be held on Wednesday 18th March, Wednesday 25th March and Wednesday 1st April between 10am-12pm.

Data Room

A data room has been set up to provide key legal and property information. Access available on request.



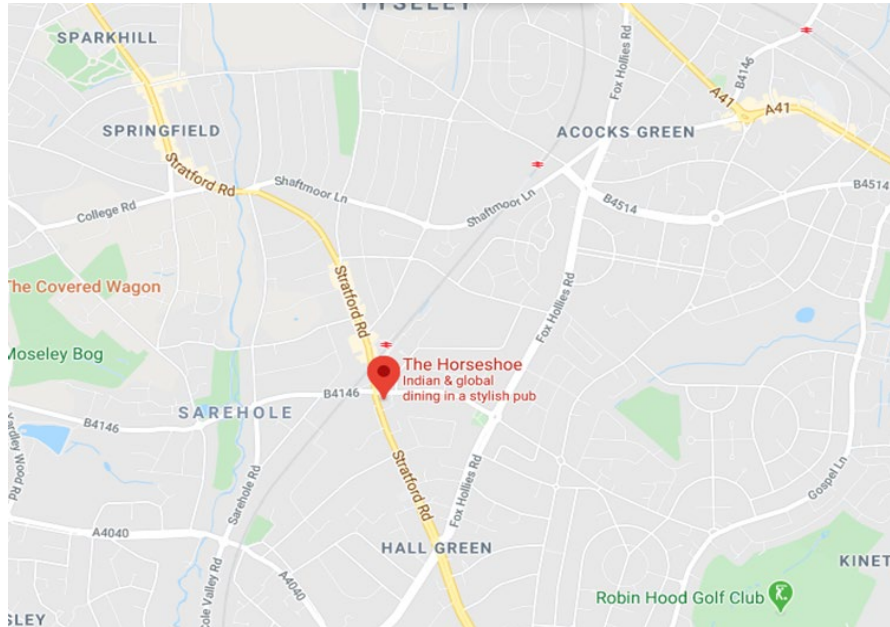
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Agent Details

For further details please contact



Elliot Morrell
Surveyor, Birmingham

☎ **07552 403185**

✉ **elliott@jamesabaker.co.uk**



Richard Tole
Director, Birmingham

☎ **07917 088221**

✉ **richard@jamesabaker.co.uk**

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



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Viney Ltd Reg No 04515765. Registered in England and Wales.

Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133

The Horseshoe, 1214 Stratford Road, Hall Green, Birmingham, B28 9BH

We can confirm that our clients have instructed us to request best and final bids from interested parties.

We are seeking your written offer for the property by no later than **12pm on Wednesday 8th April 2020**.

The offer should confirm:

- **Identity of the Purchaser** – to include the name, address and company registration number if being purchased through a company.
- **Purchase Price** – clearly state the proposed purchase price.
- **VAT** - we are advised that VAT will be payable on the purchase.
- **Source and Proof of Funding** – written proof that funding is in place and clear confirmation of whether it is a cash purchase or subject to any external funding.
- **Conditions** – any conditions attached to the offer i.e. survey, planning or valuation.
- **Approvals** – details of any board or third party approvals required.
- **Deposit** – confirmation that a non-refundable 10% deposit will be paid upon exchange.
- **Solicitors Details**
- **Timetable** – your proposed timescales for exchange and completion.
- **Anti-Money Laundering** – Please be advised that once your offer has been approved in accordance with recent legislation, we will require full identification documents for the beneficial owner of the purchasing entity before being able to agree heads of terms.

Please complete the below offer submission form to elliott@jamesabaker.co.uk and evija@jamesabaker.co.uk

JAMES A BAKER

CHARTERED SURVEYORS

The Horseshoe

Bidding Form (subject to contract)

Address: 1214 Stratford Road, Hall Green, Birmingham, B28 9BH

Guide Price: £1,000,000

Name of Company/ Purchaser

Address

Tel. No

Email Address

Contact Name

Mobile No.

Solicitors Name

Address

Tel No.

Email Address

Contact Name

Proposed Use:

Conditions – please list any conditions regarding your offer.
E.g subject to survey, valuation etc:

£ bid (net of VAT)

Details of Availability of Funding
e.g. % of bank borrowings you require in support of the purchase price

Confirm that a non-refundable 10% deposit will be paid upon exchange

Details of any board or third-party approvals required

Please indicate your proposed timescale for exchange and completion

Signed

Please complete and return by:

by no later than 12pm on Wednesday 8th April 2020 evija@jamesabaker.co.uk
and elliott@jamesabaker.co.uk