

Andrew Grant Commercial

**23A St. Marys Row
Moseley
Birmingham
B13 8HW**

Guide Price: £1,100,000

**FOR SALE - Fully fitted character restaurant
premises measuring 3,511 sq ft.**

- **Prominent location within prime leisure pitch**
- **Close to Loungers, Pizza Express, Sainsbury's Local and M&S**
- **May be available To Let at £75,000pa**
- **Managers apartment**
- **Highly regarded "Moseley Village" location.**



LOCATION

The subject premises are situated at the heart of "Moseley village" and occupy a prominent position in close proximity to the junction of St Mary's Row and Alcester Road (A435). Moseley is a vibrant and sought after location where numerous local traders are represented along with national operators including Marks & Spencer, Sainsbury's Local, Co-op, Loungers and Pizza Express.

DESCRIPTION

The subject premises comprise a high quality character restaurant property that benefits from impressive entrance, bar area, 160 cover restaurant, fully fitted kitchen and first floor staff room. There is also a self-contained first floor manager's apartment.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

Ground Floor Restaurant	269.66 sq m (2902 sq ft)
Kitchen	44.77 sq m (482 sq ft)
Staff Room	11.82 sq m (127 sq ft)

Manager's Apartment comprises Double Bedroom, Living/Dining Room, Kitchenette, Bathroom and Storeroom.

PROPOSITION:

Andrew Grant Commercial have been instructed to dispose of the property at a guide price of £1,100,000. The premises may be available by way of a new fully repairing and insuring lease at a guide rent of £75,000pa.

RATING ASSESSMENT

The property is listed with Birmingham City Council, has a Rateable value of £30,000. Business rates payable are £14,700pa.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 63 (Band C). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

REFERENCES

The successful applicant will be required to provide a satisfactory bank, accountants, trade and landlords reference for submission to the landlord. In respect of a limited company the last three years' trading accounts.

VAT

Any prices or rents are exclusive, but may be subject to VAT.

MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by prior appointment through sole letting agent Andrew Grant Commercial on 0121 296 7655

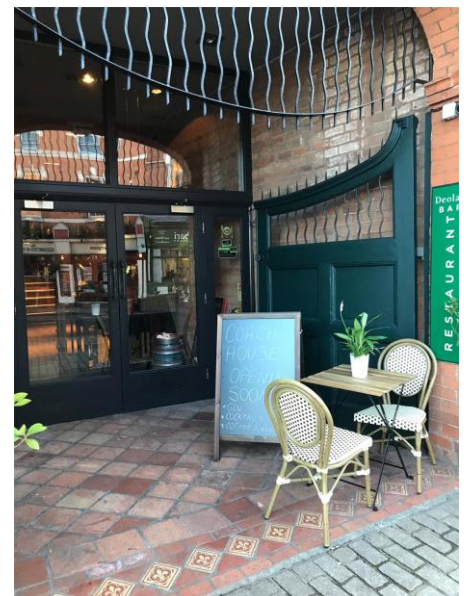
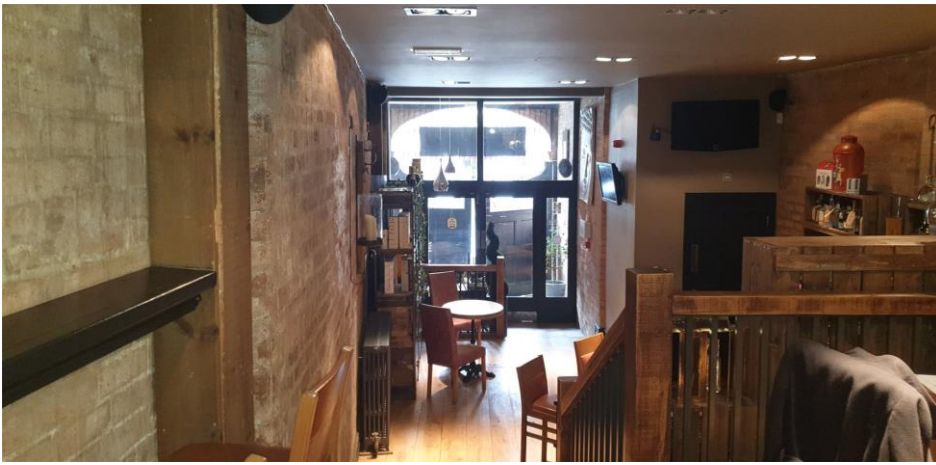
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Andrew Grant LLP is a Limited Liability Partnership incorporated in England under OC399403. Regulated by RICS. A list of members is open to inspection at the registered office which is at Carrick House, Lypiatt Road, Cheltenham, Gloucestershire GL50 2QJ. Telephone 01242 234421





These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

