

Matthew Phillips Surveyors

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Traditional Birmingham Public house on site of 0.68 acres £695,000



New Inns, 71 Summer Road, Erdington, Birmingham, West Midlands, B23 6UT

- Traditional Birmingham pub on site of 0.68 acres, edge of Erdington town centre in residential area
- Two trading rooms with total customer seating for approx. 55 customers
- Large external trading area and 10 space car park.
- Disused former bowling green to rear. Total site area 0.68 acres.

Freehold offers in excess of £695,000 are invited subject to contract and exclusive of VAT where chargeable.

Particulars Updated 16-Apr-2024

Lichfield Business Village,
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Matthew Phillips Surveyors Limited - Registered in England - Company Number 5870287
Regulated by RICS

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LOCATION

The New Inns fronts Summer Road, B4142, to the west of the centre of Erdington in a mainly residential area of Victorian villas, terraced properties and a development of low rise flats opposite. In addition, the rear of the site has a frontage to the Sutton Road, A5127, which is the main arterial route from Birmingham City Centre, 3.5 miles to the south to Sutton Coldfield, 2 miles to the north. The locally well known traffic junction of Six Ways Erdington is also within 500 yards as is Erdington Railway Station which is on the Cross City Line.

DESCRIPTION

The New Inns public house is of traditional 2 storey brick and tile construction with original glazed tiling and etched windows to the frontage and various similar extensions to the rear. The pub benefits from a surfaced car park pull in from Summer Road for circa 10 cars. Directly accessible from both the bar and lounge, there is an external trading area and smoking shelters. The disused former bowling green and former pavilion lie between the external trading area and the Sutton Road frontage to the rear of the site. In total the property extends to 0.688 acres. The footprint of the pub is 3133 sf including outbuildings. (Source Nimbus Maps).

ACCOMMODATION

Ground Floor:

The trading accommodation is laid out to form a front bar (seating for 25) with detailed timber servery and timber and mirrored backfittings, fixed perimeter seating and a range of Irish memorabilia. A side service corridor with original tiling leads through to the rear lounge (seating for 30) with laminate floor, fixed seating, games area and timber bar counter. Customer lavatories are off the service corridor.

Basement: Beer cellar, stores with barrel drop, boiler room, and spirits store.

First Floor: Off the half landing to the left is a bedroom, bathroom and redundant former lavatory. From the main landing is the office, kitchen leading through to a bedroom/lounge. To the front of the building is a large lounge and bedroom.

Second Floor: Two former bedrooms and store.

The upper floors are not occupied at present.

Outside: Beer patio accessible from the bar and lounge, with smoking shelters, garage and former lavatories now used for stores. The disused former bowling green and former pavilion lie between the rear of the external trading area and the Sutton Road.



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GENERAL INFORMATION

Tenure

The property is freehold and is available with vacant possession.

Services

All mains services are connected to the property.

Licences

The property holds the benefit of a Premises Licence allowing the sale of alcohol from 10am to midnight from Sunday to Thursday inclusive and from 10am to 1am on Friday and Saturday.

Town & Country Planning

The New Inns is not listed nor in a Conservation Area.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale and any remaining on site on completion will not be warranted for their suitability, safety and ownership.

Stock in Trade

Stock in trade and unbranded glassware are to be taken to at valuation upon completion.

Rating Assessment

The Rateable Value is £14,000 with effect from April 2023. The property is within Council Tax Band C and therefore £1,693.98 is payable.

EPC

An EPC is available for inspection.



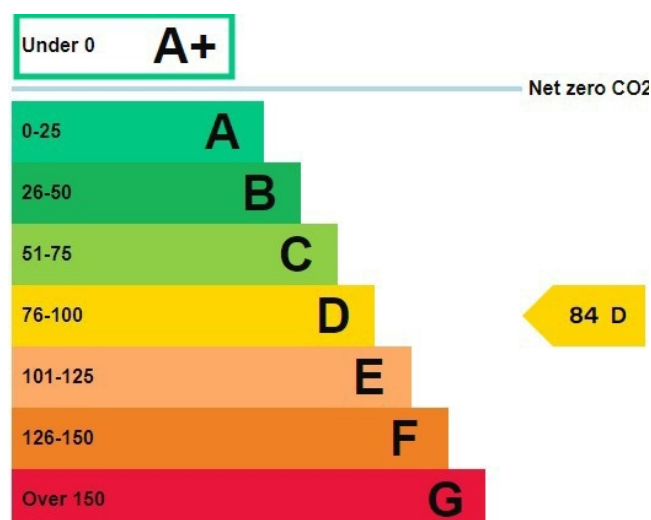
ASKING PRICE

Freehold offers in excess of £695,000 are invited subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

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