

The King's Head

382 Hagley Rd, Harborne, Birmingham

B17 8BJ



LOCATION

The premises are situated in a prominent position at the junction of Hagley Road and Lordwood Road in the Bearwood/Harborne borders area.

Hagley Road itself forms one of the main arterial routes into Birmingham City Centre which lies circa 4 miles east of the subject site.

DESCRIPTION

A large roadside purpose-built public house constructed in the late 19th/early 20th Century.

There is a substantial ground floor trading area with a dual aspect bar, together with a separate retail area which was given over to the sale of pizzas etc by the previous occupier.

The premises also have a large first floor with a separate bar and small kitchenette, whilst cellarage is located at basement level.

The rear car park itself provides approximately 40 car parking spaces for sole use of the public house.

ACCOMODATION

We understand the premises provide the approximate floor areas:

GROUND FLOOR:	4,104 sq. ft
FIRST FLOOR:	2,172 sq. ft
BASEMENT:	769 sq. ft

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

TENURE

The premises are available by way of a new FRI lease for 15 years.

RENT

Quoting Rent - **£90,000 pax**

RATEABLE VALUE

Rateable Value - **£65,000 pax**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

PLANNING

Verbal enquires have been made to the local authority and the landlord has been advised, the property is not listed nor in a conservation area, but we strongly recommend an all interested parties make their own investigations/enquiries.

SUBJECT TO CONTRACT

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