

## For Sale by Private Treaty



## Lincoln Poacher, Lincoln Road North, Birmingham. B27 6RR

- Prominent location on busy thoroughfare
- Opposite local shopping parade and within well populated residential area.
- Includes bar, lounge and function room with 3 bed flat at first floor.
- Site area approx. 0.4 acres - ground floor area approx. 4000 sqft gross, subject to survey.

Freehold offers at £315,000 plus VAT where chargeable are invited

*Particulars prepared June 2011*

Conditions relating to these particulars (Misrepresentation Act 1967)

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- b) Although believed to be correct, the accuracy of all descriptions and details given within the particulars is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness.
- c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.

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# Matthew Phillips Surveyors

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## Location

The Lincoln Poacher is prominently located with an extended frontage to Lincoln Road North at its junction with Pierce Avenue, adjoining a parade of local shops in a very well populated residential area. Lincoln Road North is a busy thoroughfare and a well used cut through from the Warwick Road, the A41 (approximately ½ mile distant) through to the surrounding residential area.

## Description

The public house comprises a range of interlocking brick and tile and brick and flat roofed buildings with a surfaced and white lined forecourt car park for approximately 25 vehicles. To one side there is a beer garden and beer patio area.

## Accommodation

### Ground Floor:

Main **entrance lobby** leading into **hallway** with **gentlemen's lavatories** - one w.c., one wash hand basin, one stall urinal, **ladies lavatories** - two w.c.'s, one wash hand basin. **Front Bar** with laminate flooring, perimeter fixed seating, fireplace and darts throw with elongated servery. Seating for 20 customers. **Lounge Bar** carpeted with perimeter fixed seating and servery. Seating for approximately 30 customers. There is a small **wash up/store** accessible from the servery from the lounge. **Function Room**, carpeted with part raised area including dance floor which benefits from a separate entrance lobby to the Pierce Avenue frontage, from which are also accessible additional **gentlemen's lavatories** - one w.c., one wash hand basin and **ladies lavatories** - two w.c.'s and one wash hand basin. A well fitted good sized catering **kitchen** is within the centre of the public house with an adjoining **bottle stores** area. There is a further entrance lobby which leads into a **lobby** with stairs to the first floor. In addition, there is a former **off sales** area which is now used for storage and an adjoining **office**.

### First Floor:

#### Living Accommodation:

Domestic **kitchen** with boiler, **lounge**, **three double bedrooms**, **bathroom** with bath and shower, wash hand basin and separate lavatory.

### Basement

Elongated **Beer Cellar** with barrel drop and **boiler room**.

## Outside

Surfaced and white lined forecourt car park for 25 vehicles, beer garden and beer patio to the side.

## General Information

### Tenure

The property is held freehold and is available with the benefit of vacant possession.

### Services

We are informed that all mains services are connected to the property.

### Licences

We are informed that the property holds the benefit of a Premises Licence.

### Rating Assessment

The Valuation Office Agency website confirms that the property is assessed for rating purposes as follows:-  
Rateable Value - £17,500  
Council Tax Band A (2011/2012)

### Freehold Asking Price

Freehold offers at £315,000 plus VAT where chargeable are invited.

### Further Information

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

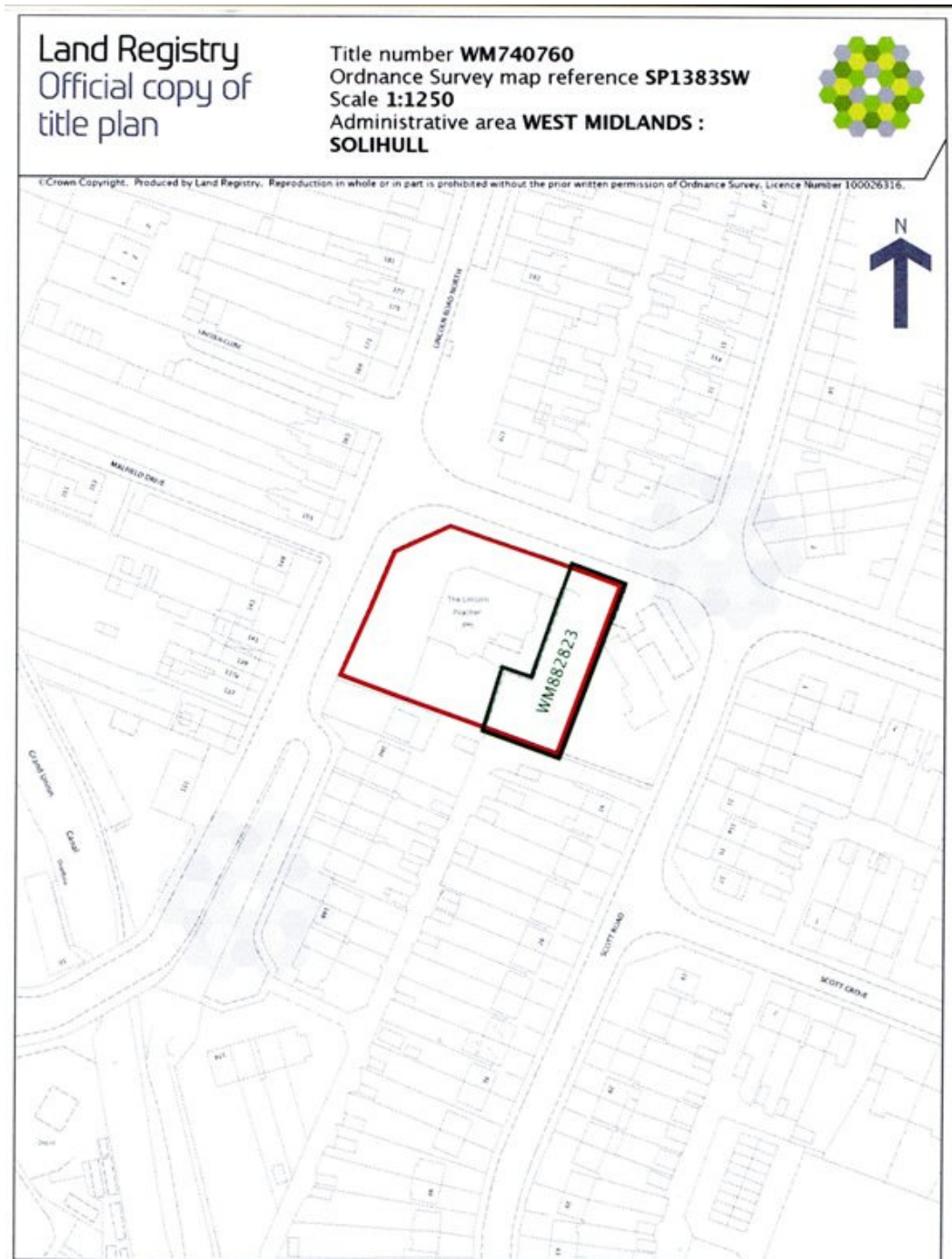
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**Title Plan**

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