

Freehold Redditch Community Pub - £330,000



Railway Inn, Hewell Road, Redditch, Worcestershire, B97 6AE

- Substantial community pub on edge of Redditch town centre.
- Residential area with immediate well populated catchment.
- Extensive trading areas plus separate function room. Two separate external trading areas.
- Three letting bedrooms recently redecorated and two bedroom living accommodation
- Potential to build upon base of regular local wet sales.
- Free of tie lease proposal with option to buy freehold will be considered.

Freehold offers in excess £330,000 are invited subject to contract and exclusive of VAT where chargeable.

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Matthew Phillips Surveyors

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LOCATION

The Railway Inn fronts Hewell Road overlooking the roundabout junction with Clive Road on the edge of Redditch town centre and in a mixed well populated residential and busy commercial area.

The public house benefits from an immediate residential catchment to generate significant local wet trade. Redditch ring road B4160 lies within 400 yards and there is a Holiday Inn Express and various other office and commercial premises close by.

DESCRIPTION

The property is a typical Birmingham boozer comprising a two storey brick building beneath pitched tiled roofs, with part rendered elevations and mock brewers tudor features and includes UPVC windows throughout. In addition the property has been extended by way of a significant single storey games room and kitchen to the rear. External beer patio areas lie to the side and rear.

ACCOMMODATION

Ground Floor

Main entrance through to the open plan front bar with part tiled and part timber flooring, perimeter upholstered/leatherette seating, timber panelling to dado height, wrought iron fireplace and timber servery. There is seating in this area for circa 30 customers. The bar opens out to a rear games area with timber flooring, timber servery, darts throw and pool area. Ladies and gentlemen's customer lavatories are accessible from the trading area as are the former side entrance lobby and former office, both of which are now used for storage.

The large open plan function room lies to the rear of the main trading accommodation with timber flooring, timber panelling to dado and area set aside for darts. The function room has a capacity for circa 70 customers. The patio doors lead out to the rear and side patios. A partially fitted catering kitchen adjoins the function room.

First Floor - Letting Rooms: There are 3 double letting rooms at first floor level all of which have been redecorated and also a bathroom. The Private Living Accommodation comprises 2 double bedrooms, well fitted domestic kitchen, lounge and bathroom.

Basement

Beer cellar and general stores.



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GENERAL INFORMATION

Tenure

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

Services

We are informed that all main services are available to the property.

Licences

We are informed that the property holds the benefit of a Premises Licence permitting the sale of alcohol from Sunday to Thursday from 10:00 hrs to 00:00 hrs and on Friday and Saturday from 10:00 to 01:00 hrs.

Town & Country Planning

The property is not a listed building nor in a Conservation Area.

Fixtures & Fittings

All items in the nature of fixtures and fittings, furnishings and effects are included in the sale with the exception of a minor number of items held on third party agreements and certain personal effects in the living accommodation. An inventory will be made available.

TUPE

All staff employed at the property will transfer upon completion under the TUPE regulations.

Stock in Trade

Stock and unbranded glassware are to be purchased at completion upon valuation.

Rating Assessment

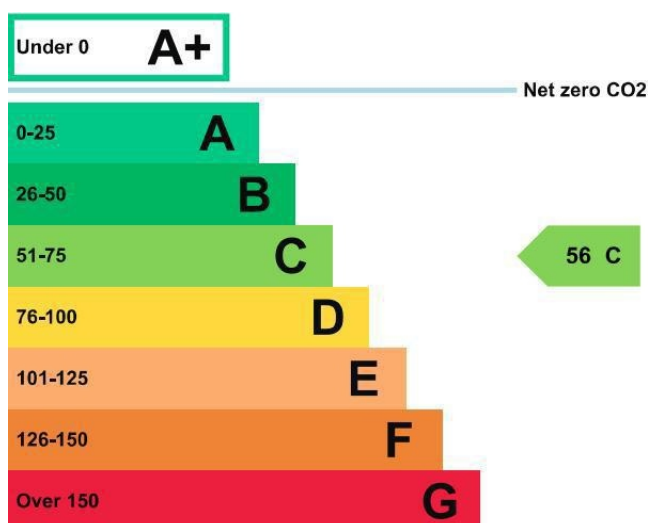
The rateable value of the property is £4,000 with effect from April 2023.

EPC

An EPC will be made available for inspection.

ASKING PRICE

Freehold offers in excess £330,000 are invited subject to contract and exclusive of VAT where chargeable. Free of tie lease proposal with option to buy freehold will be considered.

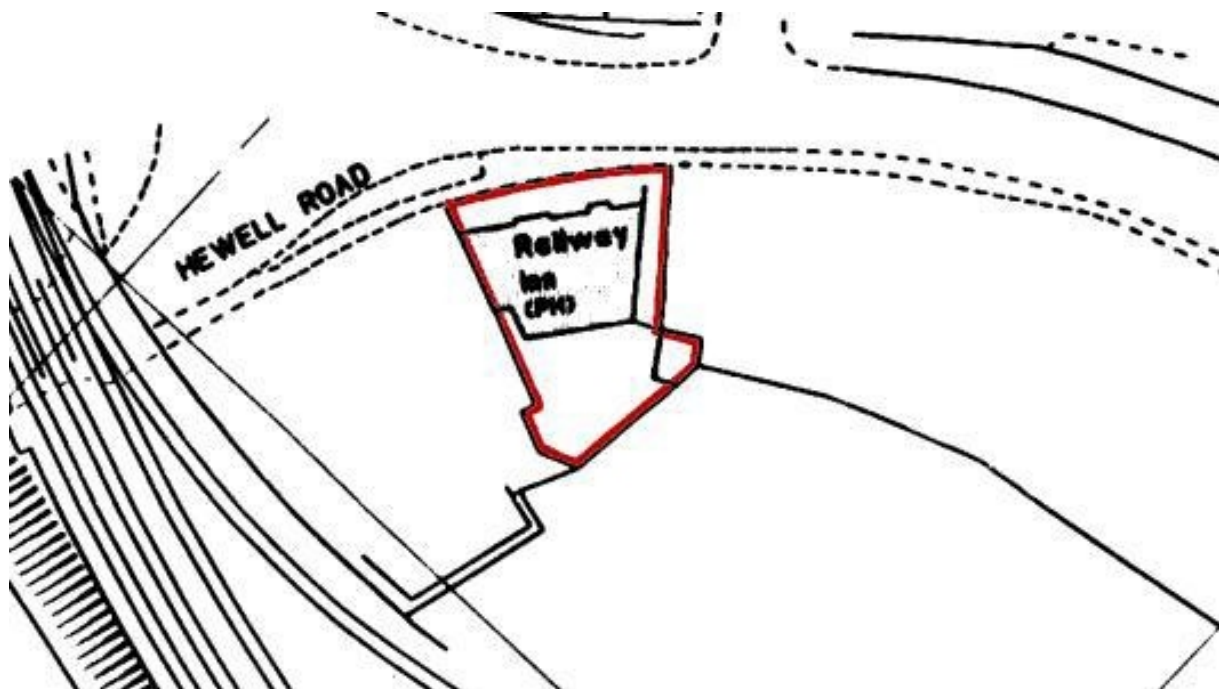


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