

**To Let - Prominent attractive Public house on Moseley Village circuit.**



## **One Trick Pony Club, 93 Alcester Road, Birmingham, West Midlands, B13 8DD**

- Excellent location on the busy and renowned Moseley circuit
- One plan trading area with seating for circa 90 customers
- Large attractively laid out rear beer patio and smoking shelter.
- Potential to grow existing business from increased wet and dry sales.

**To let on a new 10 year FRI lease at a guide rent of £50,000 pa..**

*Particulars Updated 20-Feb-2025*

Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG

Telephone: 0121 353 2757  
Mobile: 07973 837548  
Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)  
[www.matthewphillipssurveyors.co.uk](http://www.matthewphillipssurveyors.co.uk)



# Matthew Phillips Surveyors

## Licensed | Leisure | Commercial Property



### LOCATION

The property is located fronting the Alcester Road, A435 in the centre of Moseley village within 200 yards of the main traffic light junction of the Alcester Road, Salisbury Road and St Mary's Row. The premises form part of the busy retail and evening entertainment circuit for which Moseley is well known with a variety of coffee shops, restaurants and licensed retail units in the immediate vicinity.

### DESCRIPTION

This attractive Victorian building which dates back to circa 1900 is of part three storey, part two storey brick construction with pitched tiled roofs and features stone mullion windows. There are more recent single storey extensions to the rear and the site also includes a large beer patio area. The premises benefit from rights of way over a delivery accessway adjoining the Sorrento Lounge. The site area is approximately 0.151 acres and the footprint 4,831 square feet (Source Nimbus Maps).

### ACCOMMODATION

#### Ground Floor

Open plan trading area, arranged in various sections including games areas to the front of the bar to include shuffleboard and pool table, various seating areas with fixed seating booths, low sofas, high posser tables and stools and a timber topped bar servery. In addition, there is a small raised stage to the rear of the bar. In total there is seating for circa 90 customers. A rear hallway leads to the ladies and gentlemen's customer lavatories and also to the accessible lavatory and nappy change facility. The catering kitchen and wash up are located to the rear of the bar servery. To the very rear of the ground floor is the beer cellar. The boiler room and hot water tank are accessed externally from the beer patio.

#### First Floor

At first floor level there are staff changing facilities an office, freezer / fridge store, staff lavatories, cleaner store and bathroom with shower.

#### Second Floor

The second floor is disused and arranged as three separate rooms which will need decoration and refitting.

#### Outside

Large beer patio and smoking shelter



Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG

Telephone: 0121 353 2757

Mobile: 07973 837548

Email: [matt@matthewphillipsurveyors.co.uk](mailto:matt@matthewphillipsurveyors.co.uk)

[www.matthewphillipsurveyors.co.uk](http://www.matthewphillipsurveyors.co.uk)

# Matthew Phillips Surveyors

## Licensed | Leisure | Commercial Property



### GENERAL INFORMATION

#### Tenure

The property is available on a new 10 year FRI lease at a guide rent of £50,000 pa with a tie for draught and bottled beers, cider, wines, spirits and minerals. Generous pricing is available on wet products. Machine income is to be split 50:50 after deduction of costs. Proposals to partially release the tie may be considered. The Tenant will be required to pay a deposit bond equivalent to one quarter's rent and provide evidence of funds to cover the value of the inventory, stock and an appropriate sum of working capital.

#### [Business

~][Property Business][~

#### ] [Development Potential

~][Property Development Potential][~

#### ] Services

All mains services are connected to the property.

#### Licences

The property benefits from a Premises Licence permitting the sale of alcohol from Monday to Thursday from 10:00 hrs to 23:00 hrs, from Friday to Saturday from 10:00 hrs to 00:30 hrs and Sunday from 12:00 hrs to 22:30 hrs.

#### Town & Country Planning

The property is not listed but is in Moseley Conservation area.

#### Fixtures & Fittings

The lessee is to purchase the inventory at valuation.

#### [ Stock in Trade

~][Property Stock in Trade][~

#### ] Rating Assessment

The Rateable Value is £58,500 with effect from April 2023.

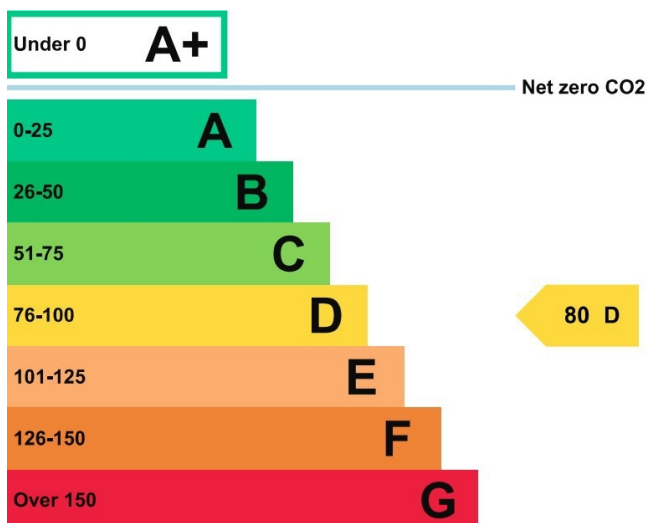
#### [EPC

~][Property EPC][~

]

### ASKING PRICE

To Let on a new 10 year FRI lease at a guide rent of £50,000 pa..



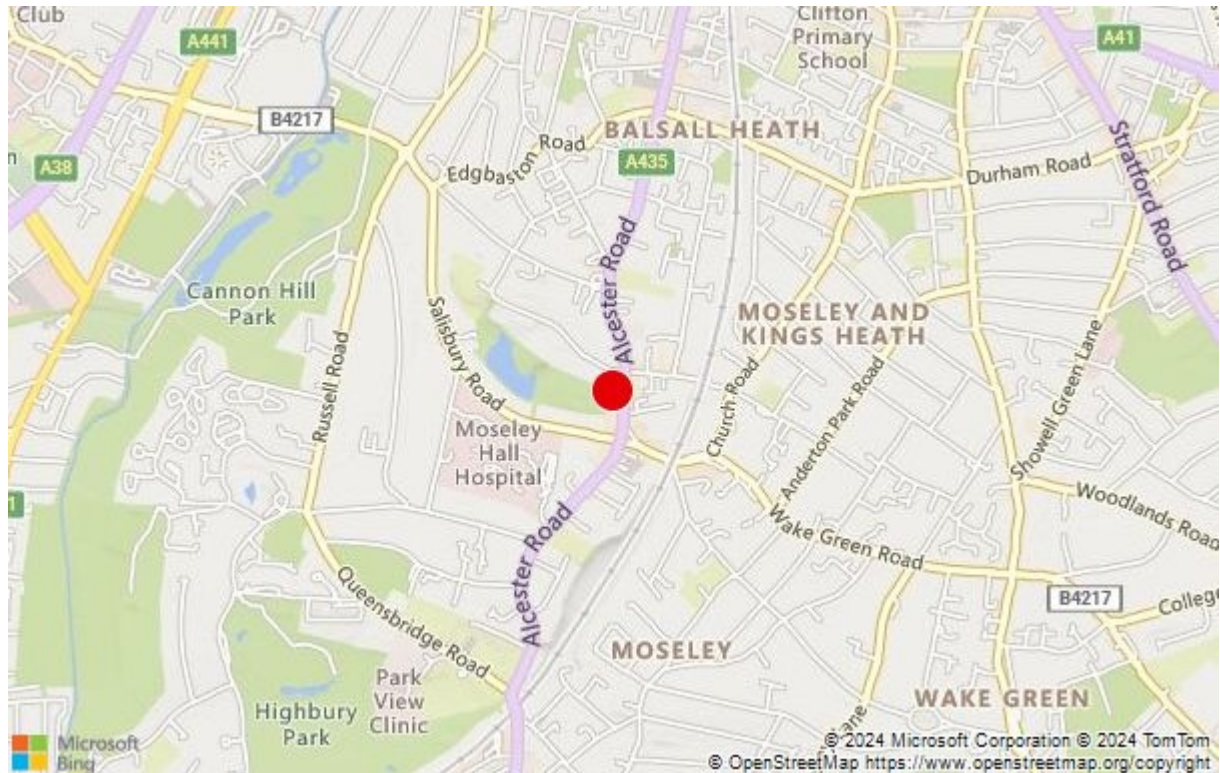
Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG

Telephone: 0121 353 2757  
Mobile: 07973 837548  
Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)  
[www.matthewphillipssurveyors.co.uk](http://www.matthewphillipssurveyors.co.uk)



# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG

Telephone: 0121 353 2757  
Mobile: 07973 837548  
Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)  
[www.matthewphillipssurveyors.co.uk](http://www.matthewphillipssurveyors.co.uk)