

To Let - Attractive Warwickshire Village Public house with significant food potential.



The Green Man, Church Lane, Middleton, Tamworth, Warwickshire, B78 2AN

- Attractive village pub in a good drive out location.
- Public bar with seating for approx. 20 customers and a further 62 cover restaurant area.
- Large pleasant beer patio adjoining the rear entrance.
- Large surfaced and white lined 80 space car park.
- Total site area 2.425 acres.

To let on a new 10 year FRI lease at a guide rent of £45,000 pa..

Particulars Updated 20-Aug-2024

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
www.matthewphillipssurveyors.co.uk

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

The Green Man is located within the Warwickshire village of Middleton approximately 3 miles east of Sutton Coldfield and 4 miles south of Tamworth. The public house is in a good drive out location from the surrounding population centres and the area generally is well served by the road communication network with the A446, A5, A38, M42 and M6 northern relief roads all within easy reach.

DESCRIPTION

The Green Man is an attractive two and three storey building of brick construction beneath pitched tiled roofs with various single storey extensions. The property is served by a large surfaced and white lined car park for 80 vehicles and benefits from a pleasant beer patio directly adjoining the rear entrance from the car park. In addition, there are a number of out buildings, directly to the west which are used for staff welfare and storage accommodation. The site extends to 2.425 acres and includes the field to the south. Proposals either to include or exclude the field will be considered.

ACCOMMODATION

Ground Floor: Internally the property is arranged to include the main entrance lobby from the rear car park which leads into a small waiting area and then directly into the restaurant which features three intercommunicating areas comprising 50 covers, and a bar servery. The main public bar lies to the front of the premises with bar servery and a range of seating for circa 20 customers. There is also an adjoining overspill restaurant area providing 12 covers. Back of house areas include ladies and gentlemen's customer lavatories, an accessible toilet and well fitted catering kitchen with adjoining prep and wash up area.

First Floor: At first floor there is a bathroom, domestic kitchen, lounge and double bedroom with fire escape door leading to the metal fire escape. The double bedroom is disused.

Second Floor: There is a double bedroom and the boilers serving the property as a whole are adjoining the bedroom.

Beer Cellar: The beer cellar is within the basement accessible via the barrel drop adjacent to the rear entrance from the car park.

Outside: The property is served by a large surfaced and white lined car park for 80 vehicles and benefits from a pleasant beer patio directly adjoining the rear entrance from the car park. In addition, there are a number of out buildings, directly to the west which are used for staff welfare and storage accommodation. Two Flo Gas tanks directly adjoin the outbuildings. The site extends to 2.425 acres and includes the field to the south. Proposals either to include or exclude the field will be considered.



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GENERAL INFORMATION

Tenure

The property is available on a new 10 year FRI lease at a guide rent of £45,000 pa with a tie for draught and bottled beers, cider, wines, spirits and minerals. Generous pricing is available for 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

The Green Man is a destination food site but with a healthy level of wet sales. The extensive food offer incorporates the All Day Menu which includes a Gastro section, Pizzas and Burgers, a Lunch menu offering 2 courses from £18.95 or 3 courses from £22.95 and Sunday roasts are offered at circa £20 per person. In addition, there is a 3 course Wine and Dine experience, with a bottle of wine for £100 for 2 people.

Services

The boilers and kitchen are supplied by the 2 Flo Gas tanks on site. The property is served by mains drainage.

Licences

The property benefits from a Premises Licence.

Town & Country Planning

The property is not listed nor in a Conservation area but is within the Green Belt.

Fixtures & Fittings

The lessee is to buy in the inventory at valuation on completion.

Stock in Trade

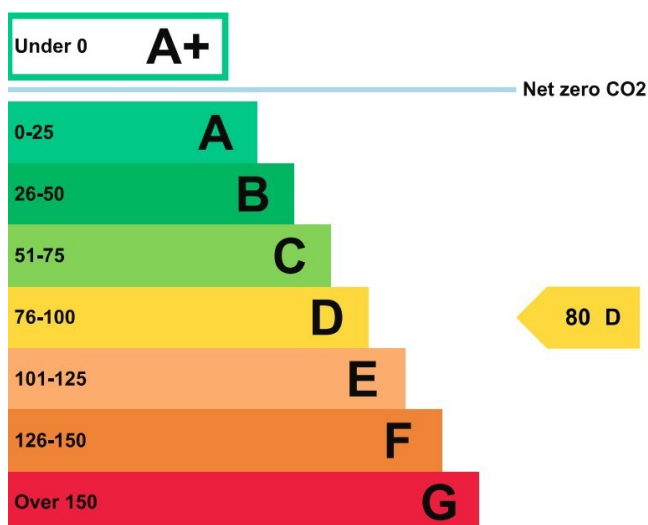
Stock in trade and unbranded glassware are to be purchased by the successful Tenant at valuation on completion.

Rating Assessment

The Rateable Value is £45,500 with effect from April 2023.

ASKING PRICE

The property is available on a new 10 year FRI lease terms at a guide rent of £45,000 pa.. All interested parties will be required to complete the M&B application form. This is on request from Matthew Phillips Surveyors.



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