



Former Player's Bar

240 Broad Street, Birmingham, B1 2HG

Former Player's Bar, Broad Street Birmingham - For Sale / To Let



Key Features

- Central Birmingham Prime Broad Street Location.
- Public House, Café Bar, Restaurant Use.
- Development opportunity for other uses subject to Landlord consent & planning.
- New West Midlands Metro Tram Stop directly outside.
- Main Access to Brindleyplace/Water's Edge directly opposite.

Location

The former Player's Bar lies within Birmingham city centre with a prominent frontage to Broad Street directly adjoining JD Wetherspoon's Figure of Eight unit to the right, with M&B's O'Neills unit just beyond. To the left there is Pushkar, an award winning Indian restaurant and cocktail bar and the Leonardo Hotel (formerly Jurys). This is part of the prime Broad Street frontage that lies between Gas Street and Granville Street, opposite a main access to Brindleyplace and the Water's Edge leisure area.

Description

The building stands prominently to Broad Street with ground floor retail frontage having entrances to either side, surmounted by dark glazed panelling to the upper floor. Internally the main trade accommodation is at ground floor and basement (part lower ground floor) levels. There is separate staircase access to the upper floors which were previously self-contained and available for separate occupation. There is a separate lower floor level providing additional service areas with ground level access at the rear. The accommodation is part fitted and currently closed for business, requiring necessary investment to enable reopening.

[View Virtual Tour](#)

Former Player's Bar

240 Broad Street, Birmingham, B1 2HG For Sale Long leasehold £2,500,000



Accommodation

This is a sizeable property with a footprint of approx. 29,293 square feet (Source 3D Property Tours Ltd) and the site area in total extends to 0.242 acres (Source Nimbus Maps). The property is arranged on five levels.

Lower Floor (rear)	1,683 sq. ft.	156 sq. m.
Basement	8,135 sq. ft.	756 sq. m.
Ground Floor	9,711 sq. ft.	902 sq. m.
First Floor	5,408 sq. ft.	502 sq. m.
Second Floor	4,356 sq. ft.	405 sq. m.
Total	29,293 sq. ft.	2,721 sq. m.

Business

The Vendor reserves the right to remove all branding associated with the trading name "Player's" on completion.

Tenure

Offers are invited for the Long Leasehold interest in excess of £2,500,000. The Long Leasehold interest is for a term of 125 years from 1997 at a peppercorn rent. A copy of the lease is available on application. Alternatively a new FRI Lease is available. Terms on application. All figures are subject to contract and exclusive of VAT where chargeable.

Services

Mains services are understood to be available to the property. Interested parties should however make their own enquiries about the availability and status of the services.

Licences

The property previously had a Premises Licence which has now lapsed and there is currently no licence in force. Interested parties should make their own enquiries regarding reinstating the Premises Licence.

Town and Country Planning

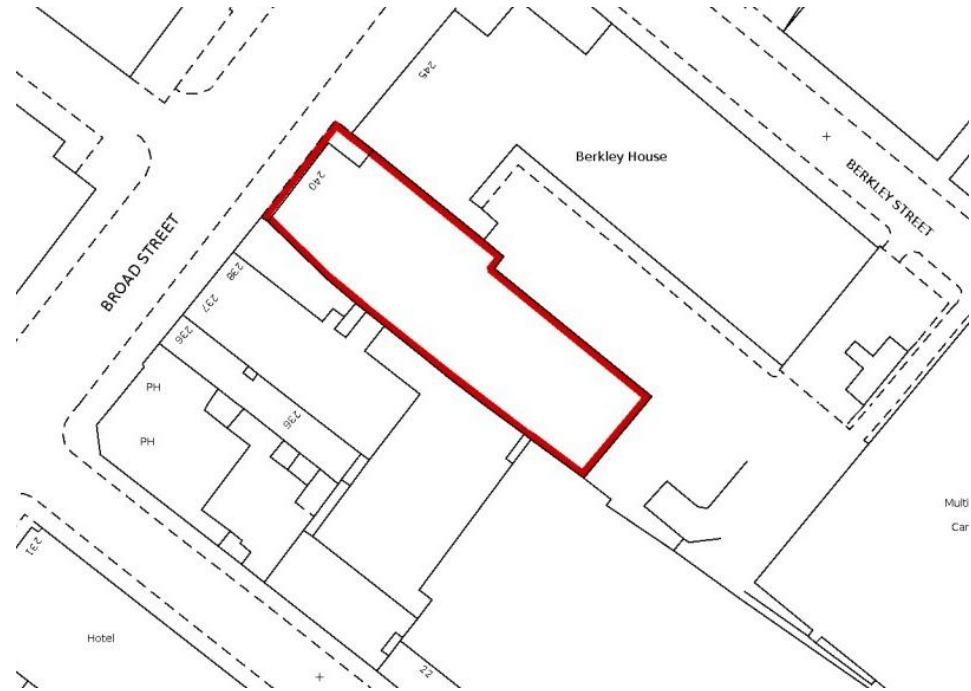
The property is not listed nor in a conservation area. Interested parties should make their own enquiries regarding planning matters.

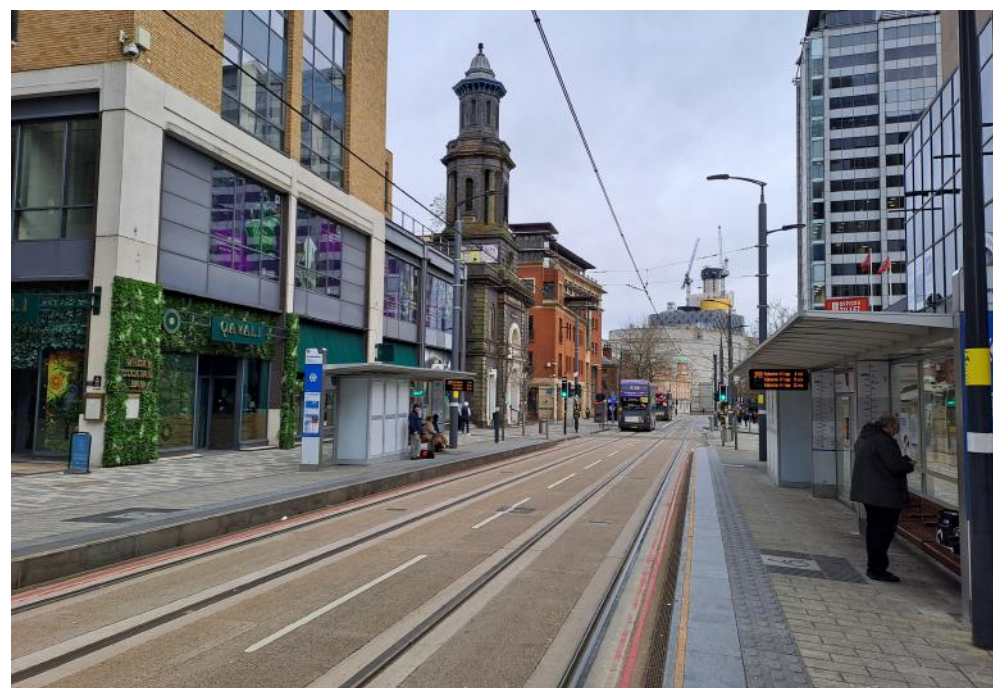
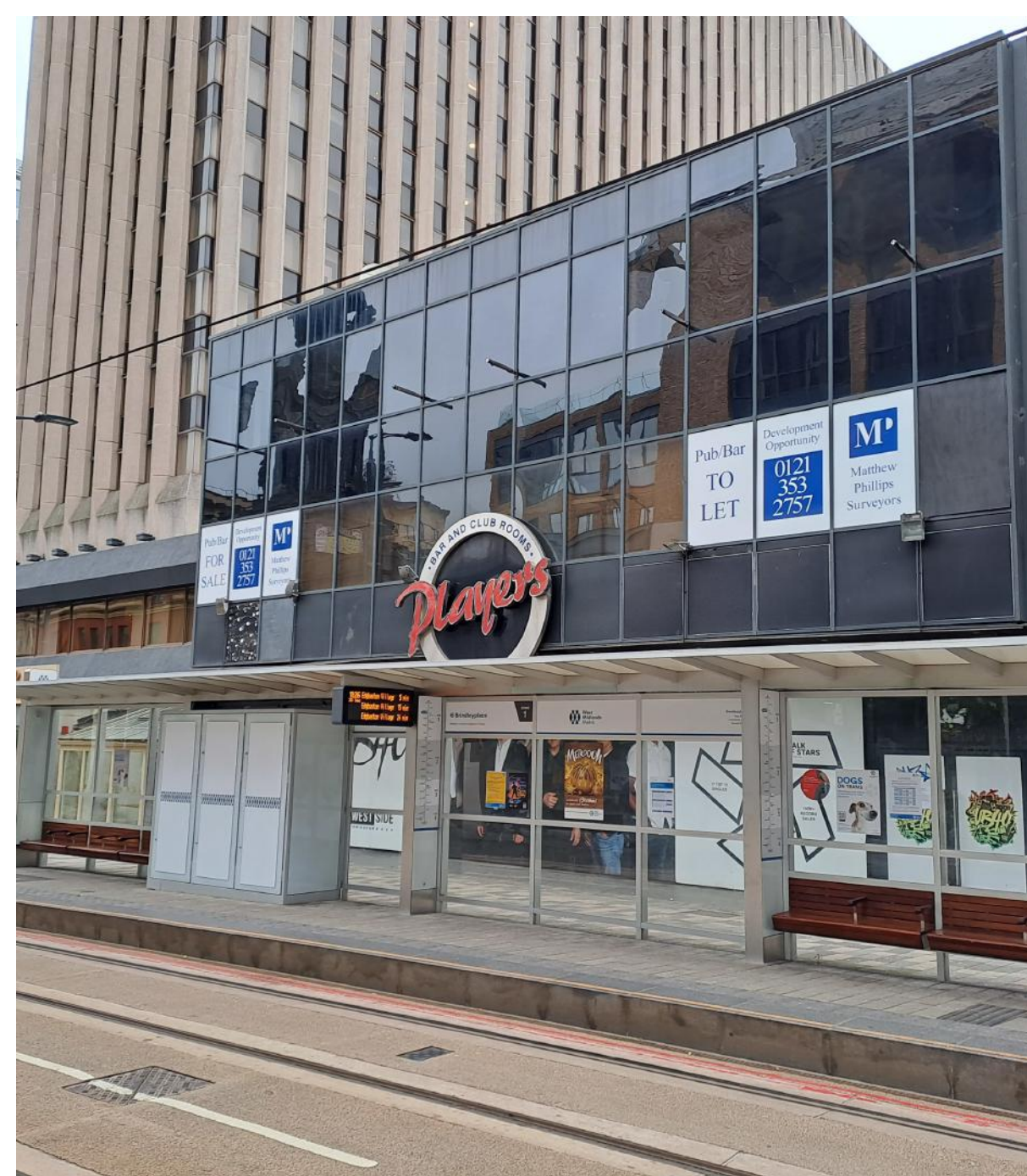
Fixtures and Fittings

All fixtures and fittings are excluded from the sale and any remaining on site on completion will not be warranted for their suitability, safety and ownership.

Stock in Trade

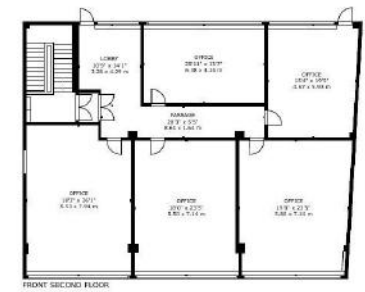
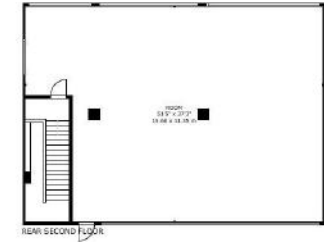
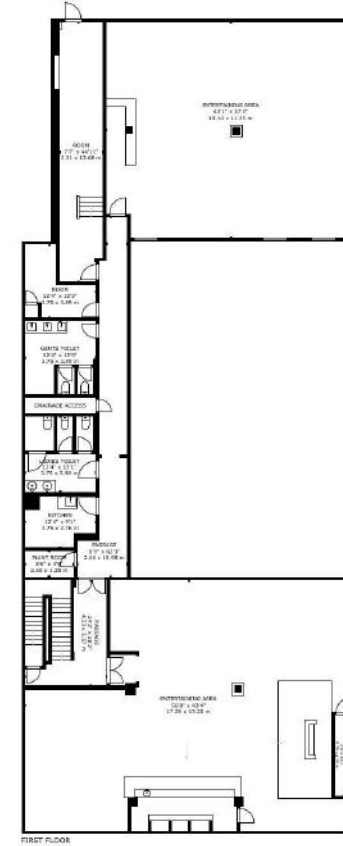
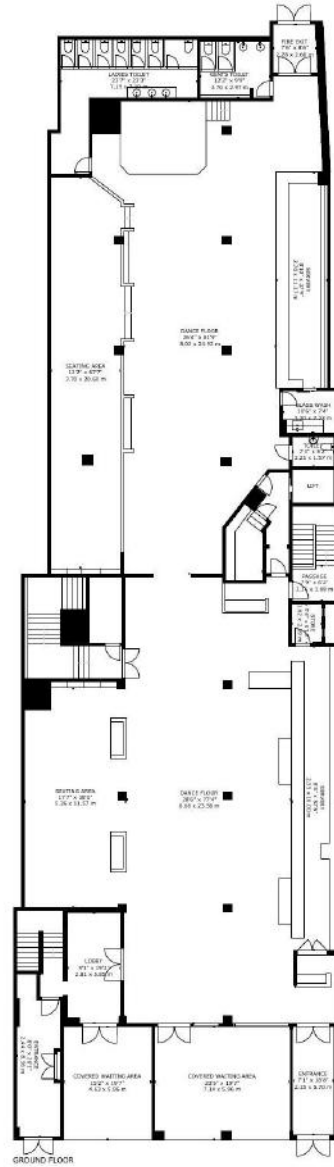
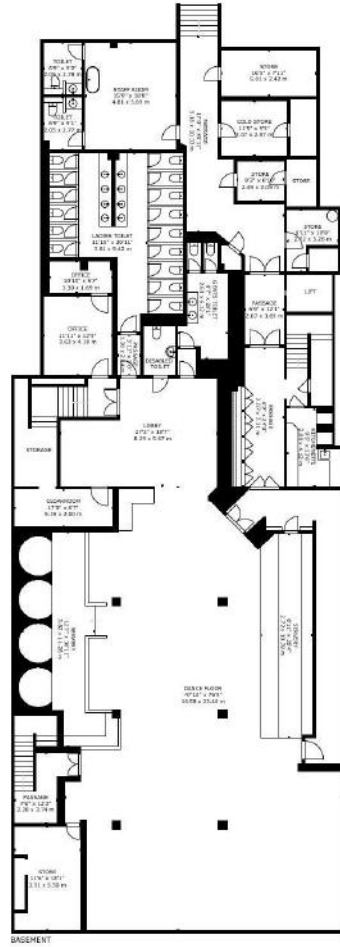
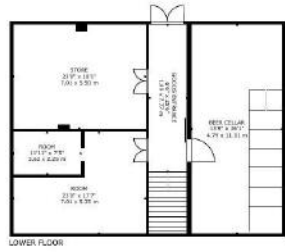
No stock is included in the sale.





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GROSS INTERNAL AREA
 TOTAL: 2,721 m²/29,293 sq.ft
 LOWER FLOOR: 156 m²/1,683 sq.ft, BASEMENT: 756 m²/8,135 sq.ft
 GROUND FLOOR: 902 m²/9,711 sq.ft, FIRST FLOOR: 502 m²/5,408 sq.ft, SECOND FLOOR: 405 m²/4,356 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Business Rates

The rateable value is £121,000 with effect from April 2023.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band D.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Steph Russell

0121 353 2757 or steph@matthewphillipssurveyors.co.uk

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 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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