



Desi 2

Oldbury Road, Smethwick, West Midlands, B66 1HX

Rare Birmingham Desi Bar and Grill Pub - £650,000



Key Features

- Iconic Indian Bar and Grill for sale for the first time in 30 years. Owner retiring.
- Public bar (36), large lounge (100), with catering kitchen
- First floor accommodation with 5 bedrooms
- Large rear beer patio with seating for circa 70 customers.

Location

Desi 2 lies on Nine Leasowes just off the Oldbury Road, A457, on the edge of Smethwick, approximately 1 mile from West Bromwich and Oldbury town centres and 5 miles west of Birmingham City Centre.

The surrounding area includes a range of mainly privately owned housing with the pub benefitting from an immediate well populated catchment area. In addition, Smethwick and Galton Railway Bridge Station is within 100 yards which lies on both the Birmingham New Street to Wolverhampton Line, and the Birmingham Snow Hill to Worcester Line, both of which are busy lines generating a high number of visits to the Station.

Description

The premises are of part 2 storey part single storey brick construction with pitched pan tiled and flat felted roofs. There is a large surfaced beer patio with part decked area with a shelter and in total seating for circa 70 customers. The site extends to 0.146 acres and floor area is 4360 sf (Source Nimbus Maps).

Accommodation

Ground Floor

Front entrance lobby, Public Bar with corner servery, perimeter seating, (seating for 36 customers), central hallway, Ladies' and Gentlemen's customer lavatories.

Large lounge with servery, part carpeted, part laminate floor, fixed seating with a number of fixed seating alcoves, (seating for 100 customers), food serving station leading through to the fully fitted catering kitchen. To the rear of the servery from the bar, there is a wash up, staff lavatory, office and ground floor beer cellar with double delivery doors.

First Floor

Five bedrooms, bathroom and kitchen.

Outside

Large rear beer patio, part decked with shelter.

Business

Desi 2 has traded for many years as a popular Desi Bar and Grill operation. The long standing operator is retiring and there is an opportunity for a new owner to build on the success of the business.

Tenure

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

Services

All mains services are connected to the property.

Town and Country Planning

The property is not listed nor in a conservation area.

Fixtures and Fittings

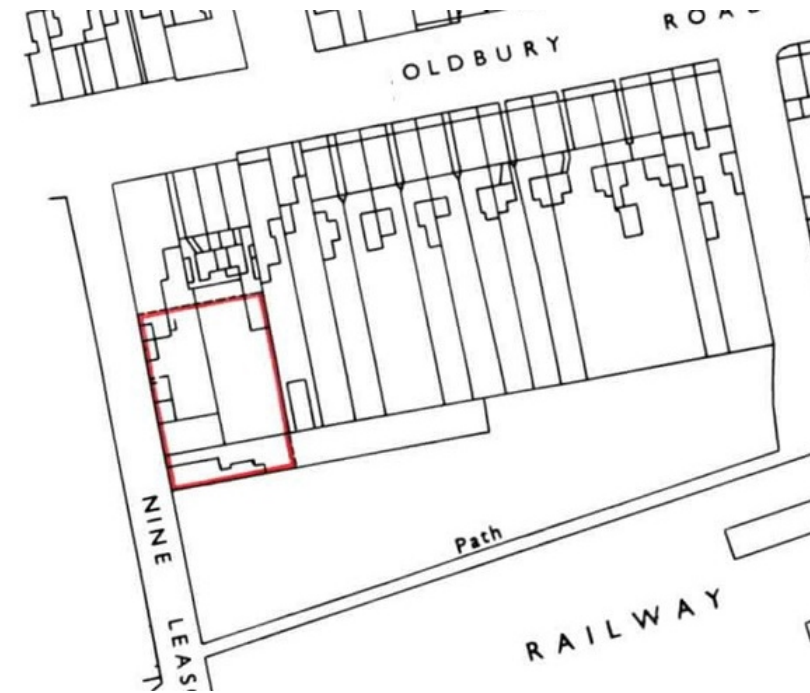
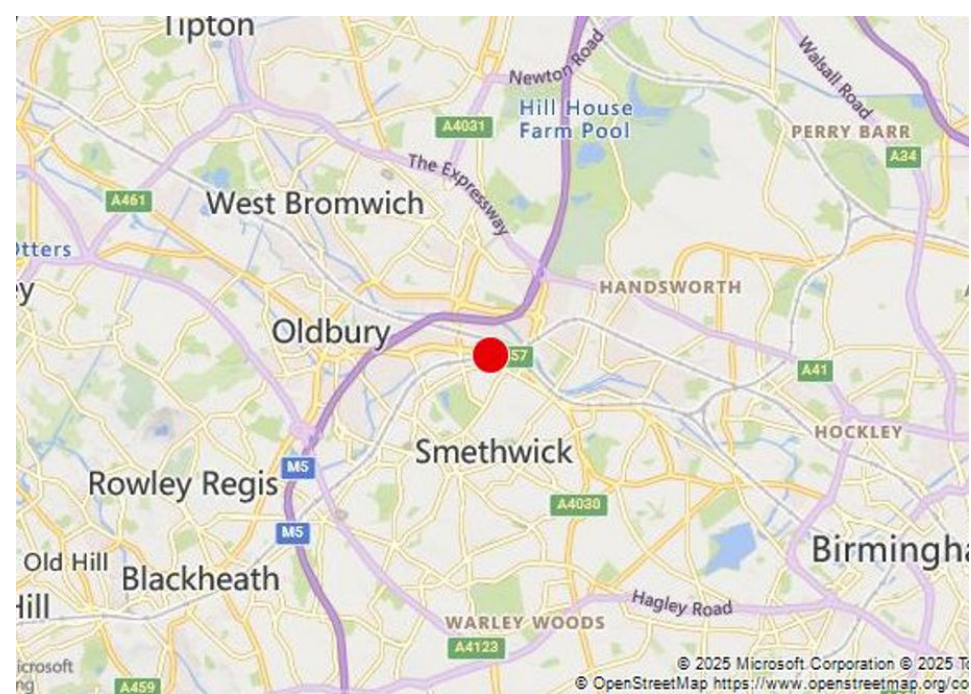
All fixtures or fittings are included in the sale on an as seen basis, other than items held on 3rd party agreements, and personal effects in the living accommodation. An inventory will not be provided.

TUPE

There are no staff to transfer on completion under the TUPE regulations.

Stock in Trade

The Buyer is to purchase stock in trade and unbranded glassware at valuation.







Business Rates

Rateable Value - £10,500.

EPC

An EPC will be made available to inspect.

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:

Matthew Phillips

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