



## Midland

526 Bearwood Road, Smethwick, West Midlands, B66 4BE

Excellently refurbished busy High Street pub within established Birmingham suburb.  
Freehold £375,000





## Key Features

- Attractively refurbished former bank with High Street location.
- Open plan single lounge bar with total seating for circa. 60 customers.
- Established residential suburb within 3 miles of Birmingham city centre.
- Busy retail and commercial footfall and on evening entertainment circuit.
- Two bedroom living accommodation with kitchen and refitted bathroom at second floor.

## Location

The property is situated on Bearwood Road which provides a busy High Street frontage within the established residential suburb of Bearwood. There is an immediate well populated catchment from the surrounding traditional residential area, with a population of circa 20,000 within approximately half a mile (Source Nimbus Maps). Bearwood Road features a range of retail and commercial facilities and enjoys good public transport links as it is on the Birmingham Outer Circle bus route. Birmingham City Centre is 3 miles to the east.

## Description

A highly attractive former Midland bank, the property has been sensitively converted to a single room public house and is of two storey brick construction with stone faced elevations and beneath a pitched slate roof and also includes a single storey extension. To the rear there is a beer patio with smoking shelter and also an adjoining yard.

## Accommodation

### Ground Floor

The open plan single trading area has been converted very sensitively and retains the charm of the original bank with a range of floor tiling, impressive floor to ceiling height windows to the front elevation, striking dark stained timber servery and timber and mirrored back fittings, and various button backed leatherette seating booths. In total there is seating for circa 60 customers. To the rear of the bar are the customer lavatories and the upland cooled beer cellar / bottle store.

### First Floor

At first floor there is a split level domestic flat with lounge, two bedrooms kitchen and bathroom, which has been recently refitted.

### Outside

Outside is a beer patio with smoking shelter and yard.

## 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.

## Licences

The property benefits from a Premises Licence permitting the sale of alcohol from 10am to 12 midnight Monday to Sunday inclusive.

## Town and Country Planning

The property is not in a Conservation Area nor is it a listed building but the property is locally listed.

## Fixtures and Fittings

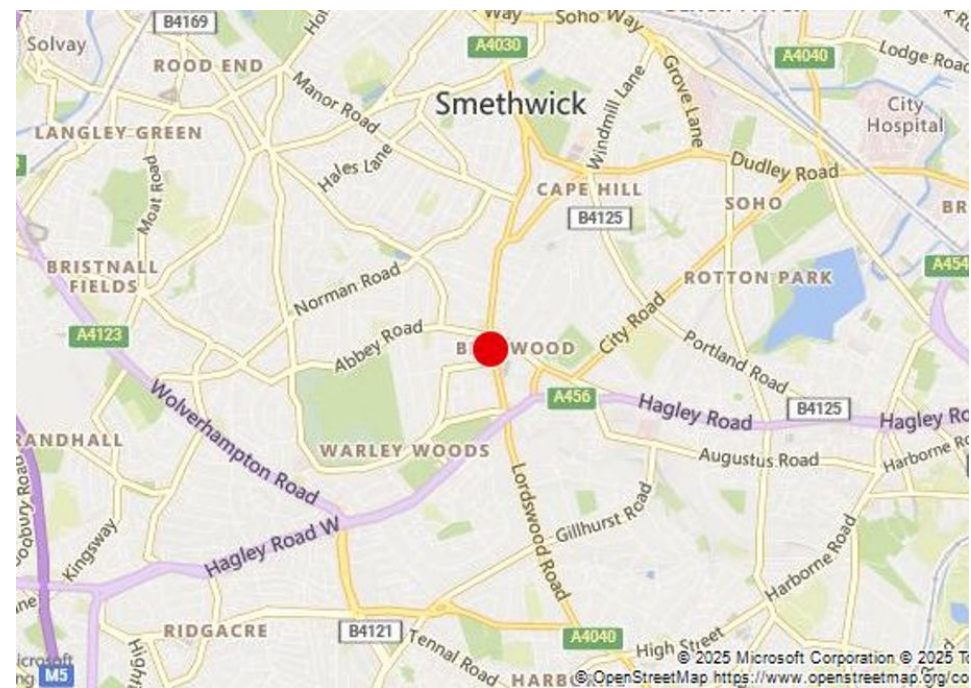
All fixtures or fittings are included in the sale, other than items held on third party agreements and personal effects in the living accommodation. The Vendors will provide an inventory.

## TUPE

All staff employed at the property will transfer on completion under the TUPE regulations. A staff schedule will be made available.

## Stock in Trade

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





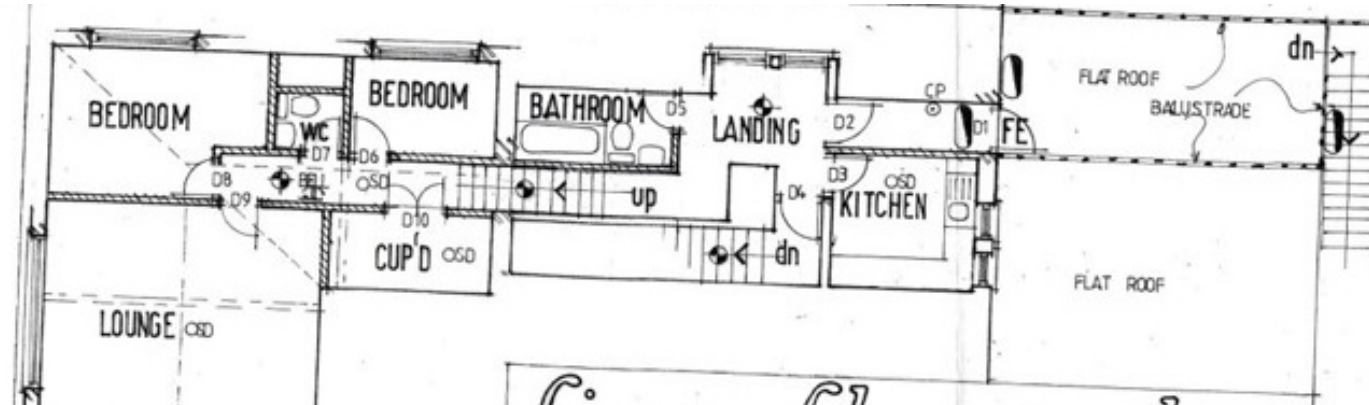


**Midland**

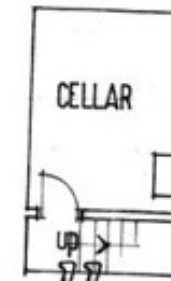
526 Bearwood Road, Smethwick, West Midlands, B66 4BE For Sale Freehold £375,000

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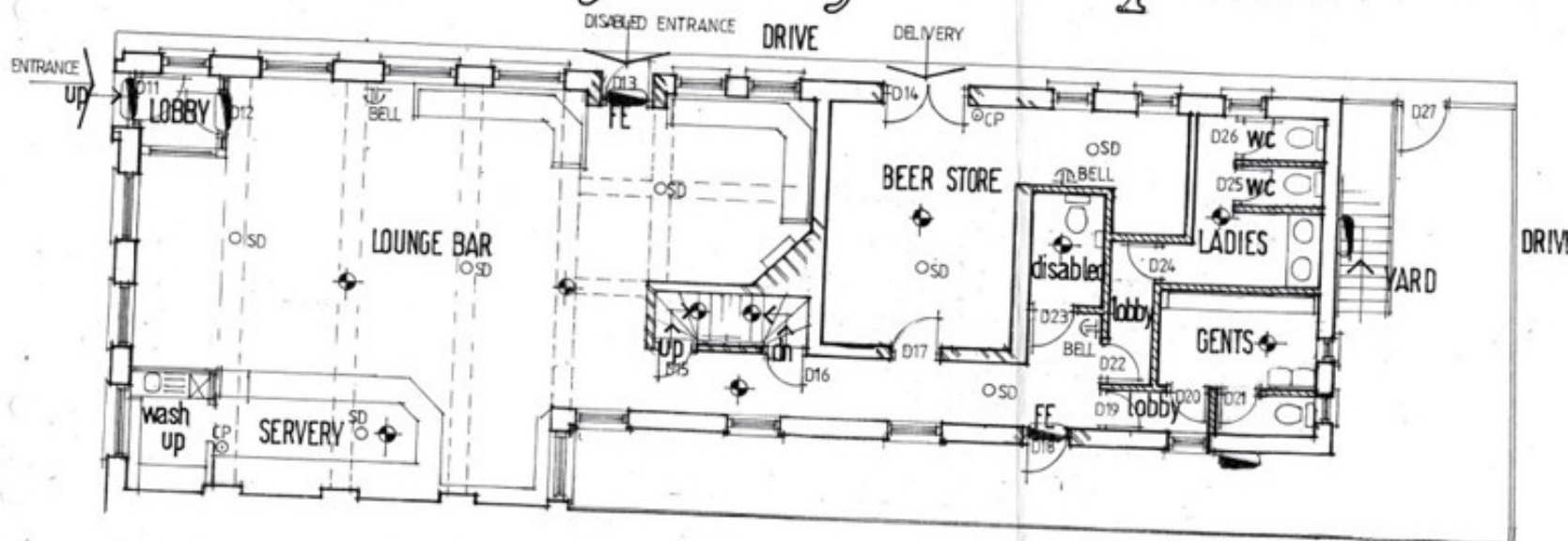




*first floor plan*



*cellar plan*



*ground floor plan*

### **MAPLE DESIGN**

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Stourbridge, West Midlands.  
DY8 4LZ

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### **PROPERTY :-**

526-528, Bearwood Road,  
Bearwood,  
Smethwick,  
West Midlands.  
B66 4BU.

### **TITLE:-**

Proposed Floor Plans.  
( conversion to public house )

**DATE:-** December 2013

**SCALE:-** 1:100.





## Business Rates

Rateable Value - £16,500.

## EPC

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

## 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**

0121 353 2757 or [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

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**MP**