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The Coach And Horses

Alvechurch, Birmingham, Worcestershire, B48 7EA

Attractive South Birmingham Landmark Pub/Restaurant £1,300,000.



Key Features

- Unrivalled drive out location approx. 8 miles south of Birmingham City Centre & close to M42 motorway.
- Characterful Bar, Lounge & Restaurant providing circa. 140 covers and large external area with seating for 120 customers.
- The site area 1.577 acres and total footprint 6,118 sq. ft. (Source Nimbus Maps). Planning Consent for 12 bedrooms.
- Weatheroak Hill Brewery operates from the front of the site and may be available by way of a negotiation.

Location

The Coach and Horses is excellently located approximately 8 miles south of Birmingham City Centre within the highly attractive and sought after village of Weatheroak, close to Alvechurch and within 1 mile of junction 3 of the M42 motorway at its junction with the A435. The property therefore has the advantage of a highly attractive "countryside" drive to location but is easily accessible to the whole of the south Birmingham conurbation and further afield.

Description

The attractive property dates back to the late 18th Century and comprises the original period pub building which houses the popular locals bar with a more recent restaurant extension and link building.

The Coach and Horses lies in well maintained and cared for grounds with a large beer garden/patio, car parking for some 80 cars and area to the rear on which there is planning consent for the development of a 12 bedroom hotel block. The site area is 1.577 acres and total footprint 6,118 sq. ft. (Source Nimbus Maps).

[Google Street View](#)

Accommodation

Ground Floor: Highly characterful original main public bar with many original features and seating for 40 customers, adjoining lounge with seating for 30 customers together with the dedicated restaurant with exposed beams, timber floors and attractive vaulted ceiling providing in total 78 covers. In addition, the property is served by a fully fitted catering kitchen, wash up and prep areas.

First Floor: Living accommodation to comprise a recently refurbished 2 bedroom flat with bathroom, separate WC and kitchen. The flat has a separate access.

Outside: Attractive and well maintained beer garden and patio with seating for circa 120 customers. Car Park for 80 vehicles. Weatheroak Hill Brewery operates from the front of the site and may be available by way of a negotiation.

Stock in Trade

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

Tenure

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

Services

The property is served by a septic tank and a propane gas supply.

Licences

The property benefits from a Premises Licence.

Town and Country Planning

Planning consent has been granted by Bromsgrove District Council Application number: 23/00414/FUL for the construction of a single storey building for 12 bedrooms, extension of existing car parking area and associated development.

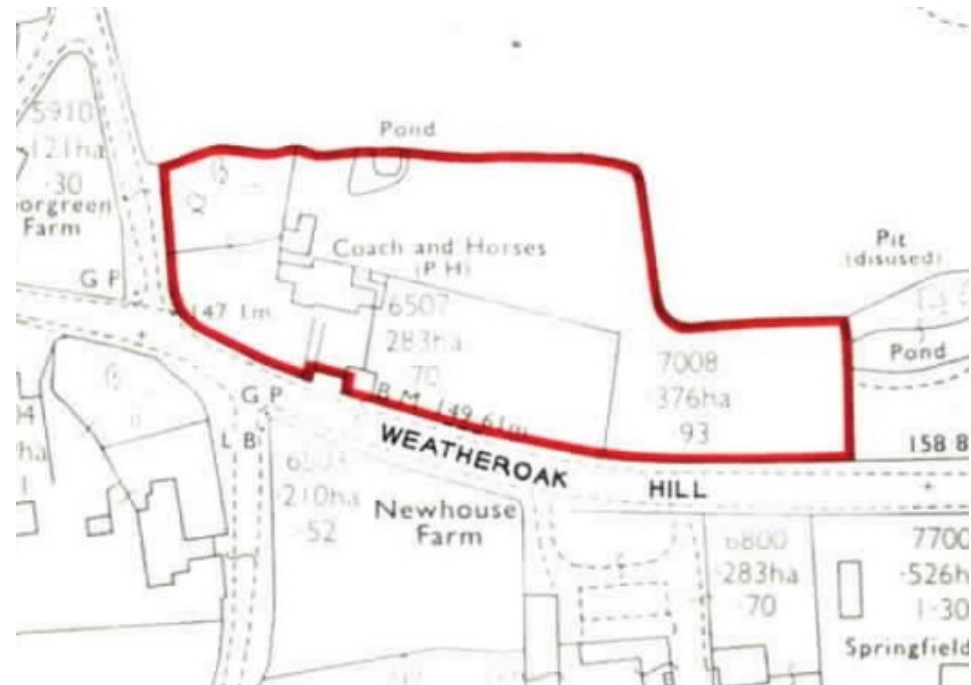
The site plans and full details of the planning application are available upon request or alternatively please click on the following link for access to the application/ consent on the Council's website. [Link to Planning Consent](#)

Fixtures and Fittings

All items of furniture, equipment, trade fixtures or fittings are included in the sale with the exception of a small number of items held on lease and a nominal number of personal items. An inventory will be provided.

TUPE

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



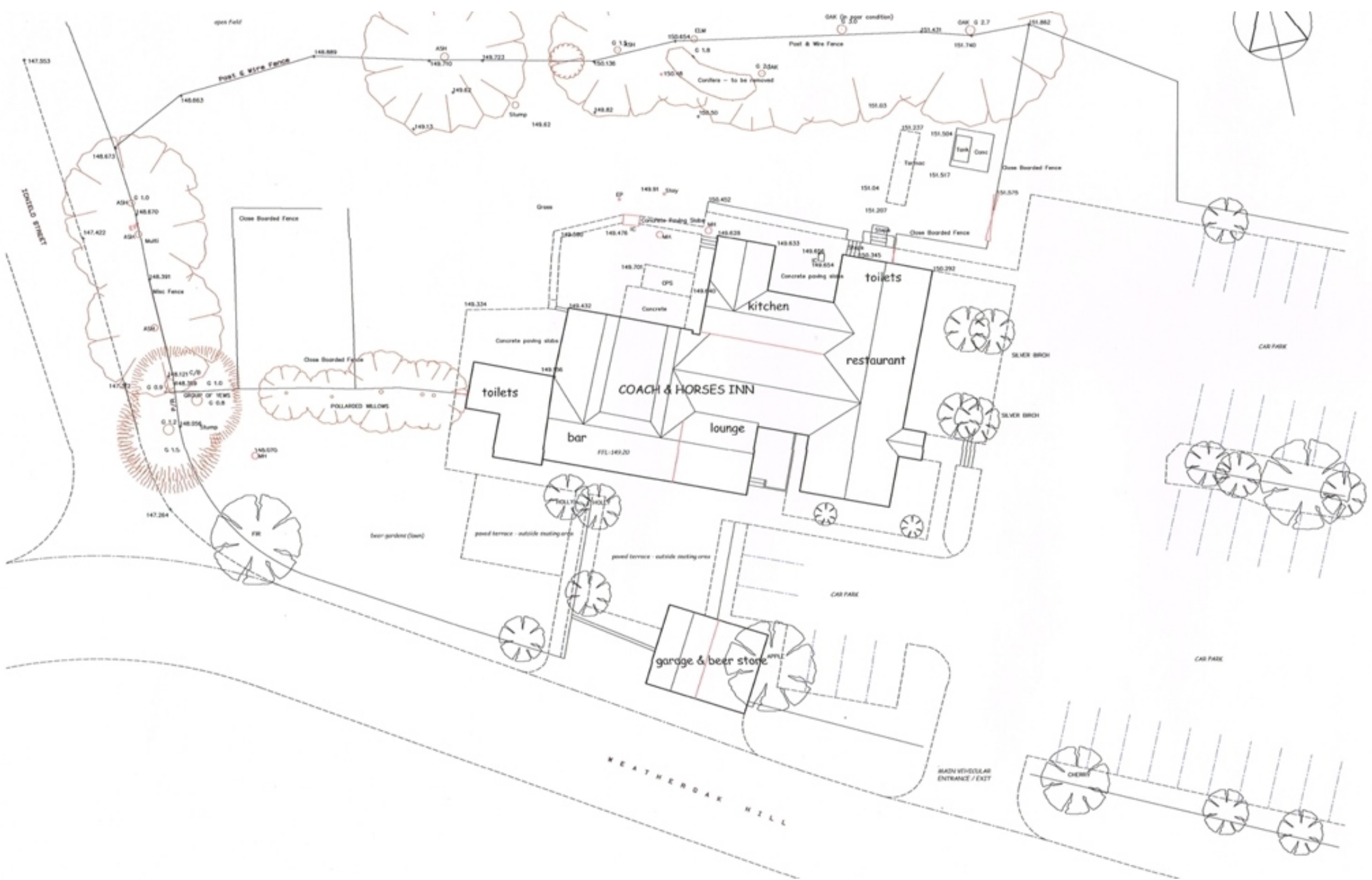


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Business Rates

Rateable Value - £66,000. Council Tax Band C.

EPC

An EPC will be made available to inspect. The property has an EPC rating of band C.

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

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