

# Prominent Pub on 0.653 Acre Corner Site

5,139 Sq Ft (477 Sq M)



The George V, Common Lane, Sheldon, Birmingham, West  
Midlands B26 3BP

## Property Highlights

- Virtual Tour at - <https://my.matterport.com/show/?m=dcYSsjgLyZk>
- Large corner plot of 0.653 acres
- Potential redevelopment site
- 4,051 sq ft/ 382 sq m Building Footprint
- 2 large bar trading areas
- 38 car parking spaces



Mr James Brookes



024 7630 8900



07854 367 326



[james.brookes@bromwichhardy.com](mailto:james.brookes@bromwichhardy.com)

[www.bromwichhardy.com](http://www.bromwichhardy.com)

## Location

Situated on the corner of Hollywell Road and Common Lane, the public house occupies a prominent position in a highly dense residential area, with 1,636 households in a 500m radius. Situated in the Sheldon area of Birmingham City, it is 6km from the City Centre and 3km from Birmingham International Airport.

## Description

George V is a substantial public house, situated on a corner plot occupying a 0.653 acre site. The pub has two separate bar areas, a large trade kitchen with separate washing up area. There is a central beer cellar, managers office and back of house store rooms. To the first floor is a three bedroom managers accommodation, with large living room, kitchen and rear roof terrace. Externally the pub has 38 car parking spaces, to the rear there is a large pub garden with a number of seating areas and a patio'd section at the back of the pub.



## Accommodation

Description	Sq Ft	Sq M
Ground Floor	3,793	352
First Floor	1,346	125
<b>Total</b>	<b>5,139</b>	<b>477</b>

### Business Rates

Rateable Value (2022)	£32,000
Rates Payable	£16,384

*This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.*



## Tenure

Freehold under Land Registry Title - WM216709

## Services

All mains services are connected.

## EPC

Rating of D - 92

## Viewing

Bromwich Hardy will be operating two viewing days only, Tuesday 22nd February and Wednesday 2nd March. Please contact Bromwich Hardy to register for either day.

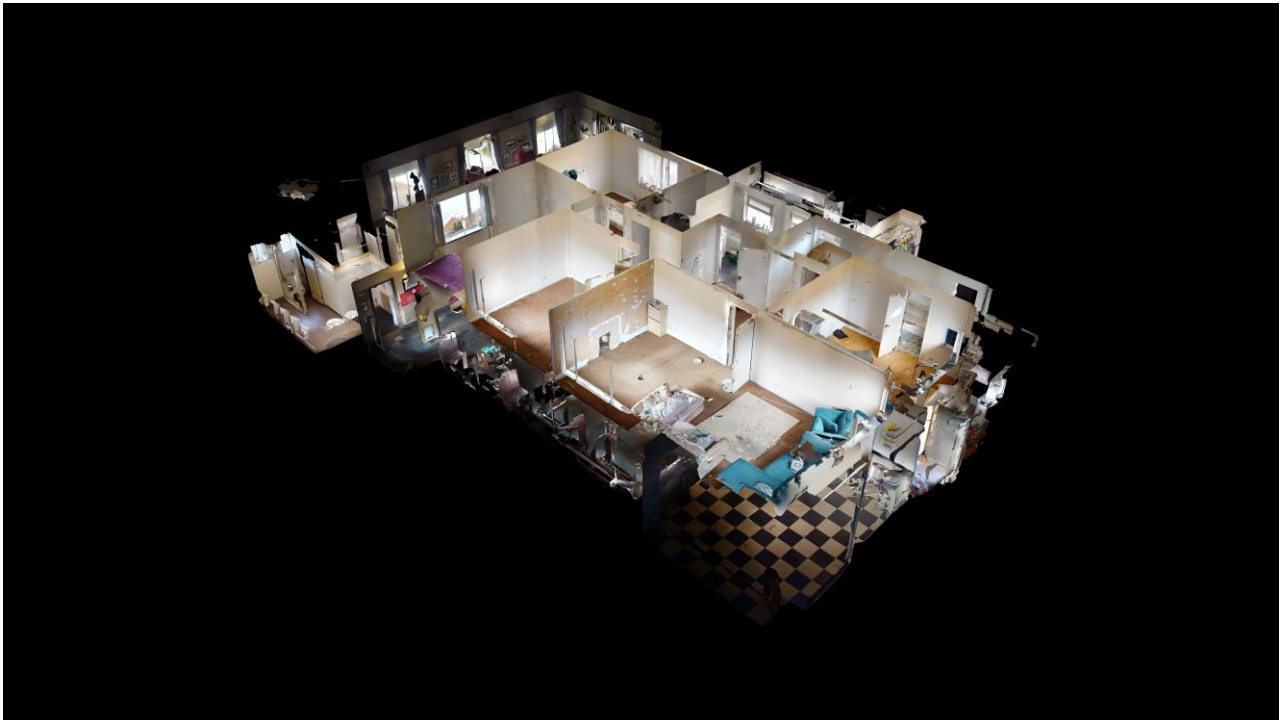
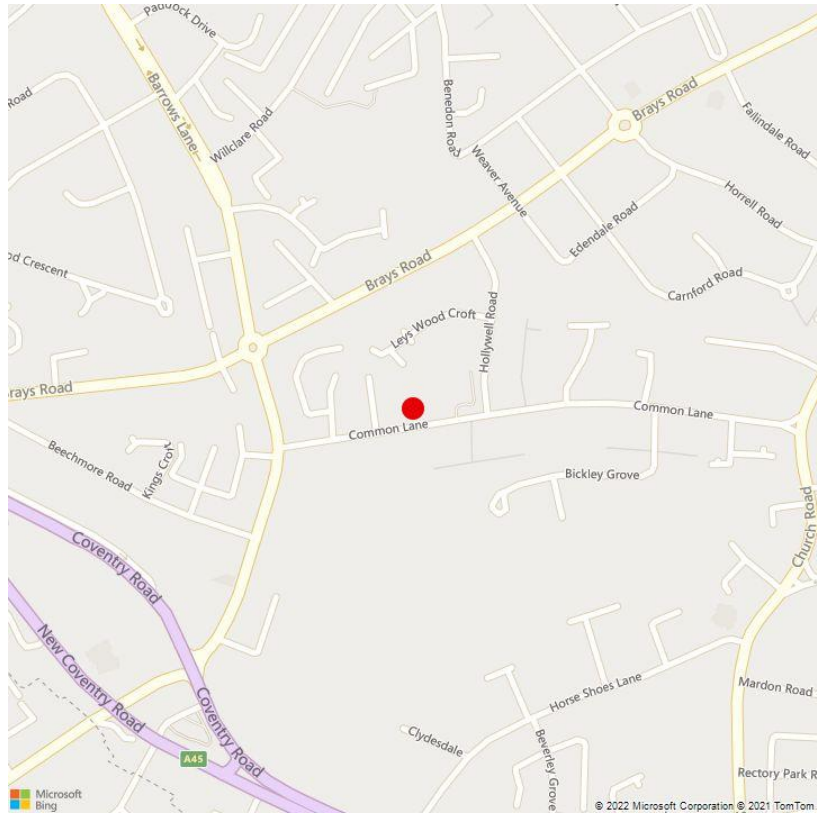
## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

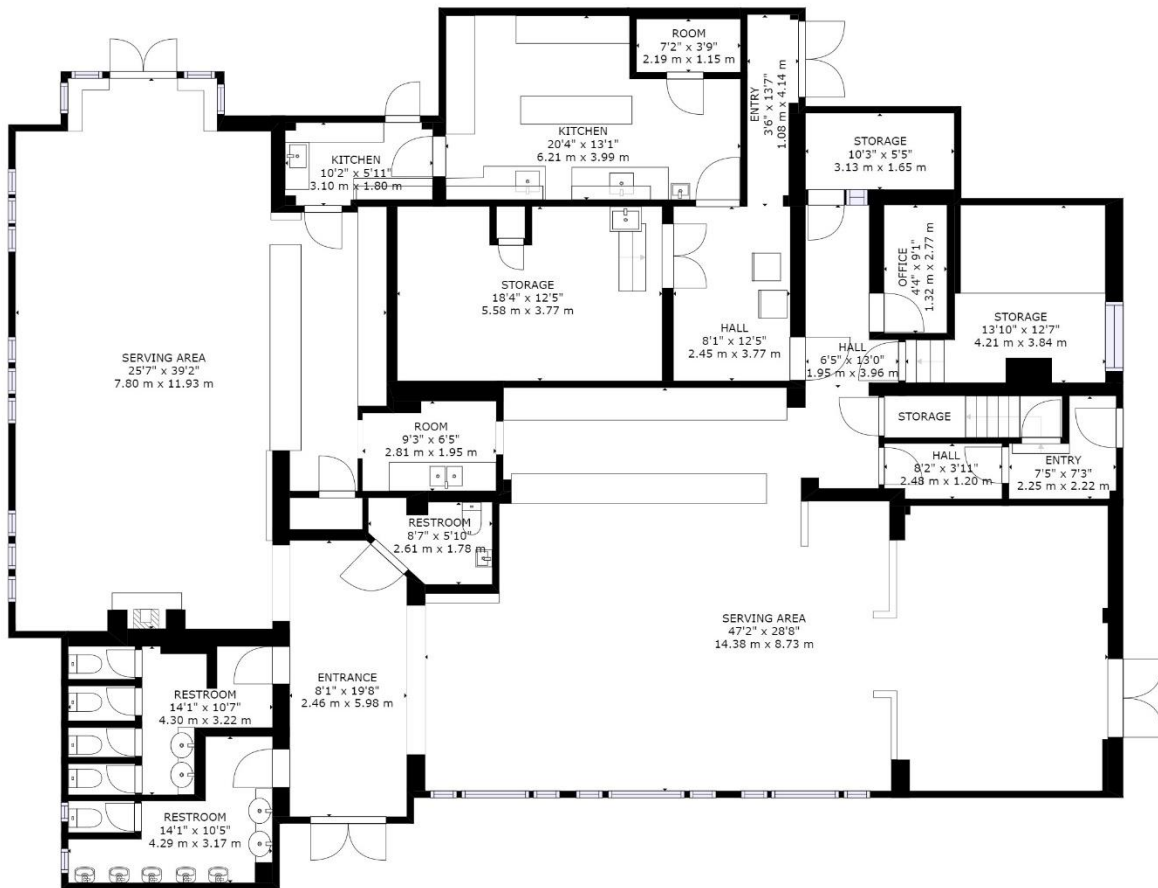
## Offers

Bromwich Hardy will be conducting a '**Best and Final Offers**' sealed offers process, we will be calling for best bids by 5pm on Friday 11<sup>th</sup> March 2022. Offers will be expected on an unconditional basis, the client is not interested in Subject To Planning Offers. It also requested that offers are backed up by proof of funds, with a cash purchase preferred above funded options.





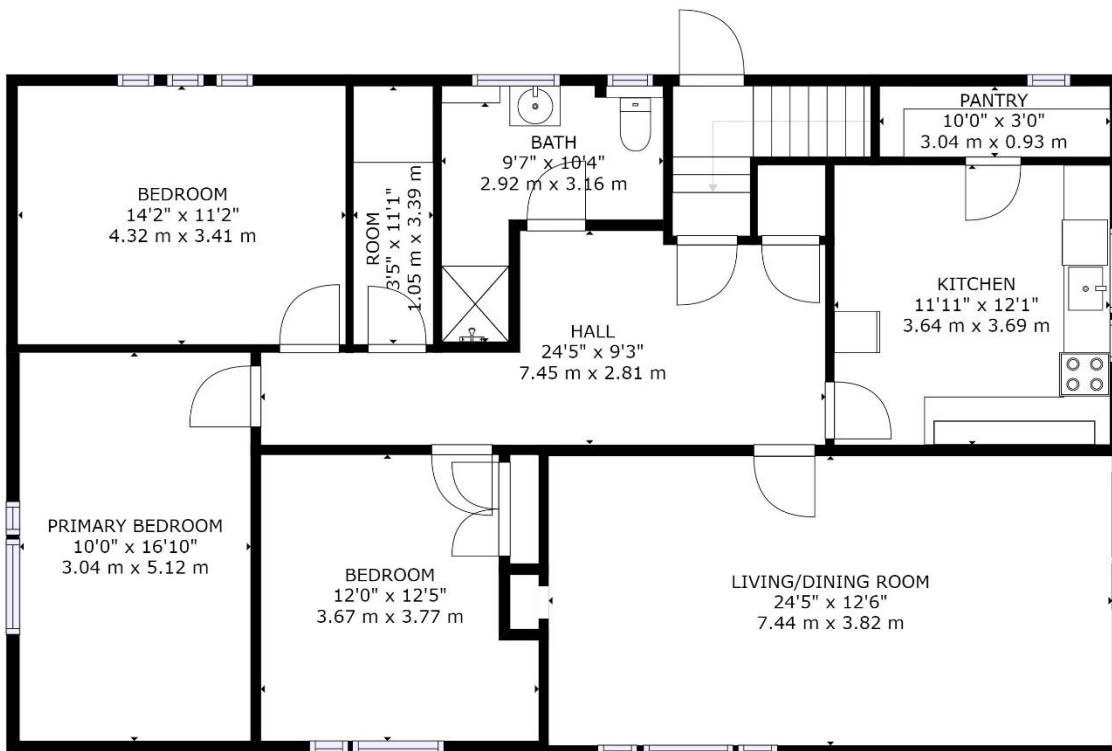
Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. February 2022.



GROSS INTERNAL AREA  
 FLOOR 1: 3793 sq. ft, 352 m<sup>2</sup>, FLOOR 2: 1346 sq. ft, 125 m<sup>2</sup>  
 TOTAL: 5139 sq. ft, 477 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



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FLOOR 2