

# FOR SALE



## FREEHOLD PREMISES & LAND

FORMER EMERALD RESTAURANT/KING GEORGE V PUBLIC HOUSE,  
BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B31 2SP



### LOCATION

The premises and site are very prominently located on the A38 Bristol Road South and Tessall Lane, approximately 7 miles South West of Birmingham City Centre, 1 mile from Longbridge Town Centre and 2 miles from Northfield.

### SITE

The premises and site occupy an area of approximately 1.17 acres (4,743 sq m).

### TENURE

Freehold.

### PRICE

£1.15m on an unconditional basis.

### LISTED

We understand that the building is Grade II Listed. Interested parties are advised to make their own enquiries in this regard.

### PLANNING

The premises were originally used as a public house with a bowling green and subsequently as a restaurant. Interested parties are advised to make their own enquiries with the Local Authority Planning Department.

### RATING ASSESSMENT

We are advised that the rating assessments are as follows:

#### Land Adjacent to Restaurant & Premises

Rateable Value: £6,400

Rates Payable 2019-2020: £3,142

#### Former King Khan Restaurant

Rateable Value: £29,000

Rates Payable 2019-2020: £14,239

#### Former Grillhouse

Rateable Value: £8,200

Rates Payable 2019-2020: £4,026

#### Former Casablanca

Rateable Value: £13,250

Rates Payable 2019-2020: £6,506

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 97 (Band D). A copy of the certificate is available upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand that VAT is not payable on the price, however, interested parties are advised to make their own enquiries.

### VIEWINGS

The site is open and available for inspection. Access to the property is by arrangement with AMT Commercial on 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.