

23a St. Mary's Row, Moseley, Birmingham, B13 8HW



**FOR SALE**

Freehold Bar Restaurant Located in Moseley Village

Net Internal Area: 3,632 ft<sup>2</sup> (337.42 m<sup>2</sup>) Plus Owner's Accommodation



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Freehold Bar Restaurant Located in Moseley Village

### Overview

- Free of tie
- 10am to 1am Premises License
- Pavement License (St. Mary's Row)
- 80 Cover Restaurant
- Owners' accommodation which suits conversion to residential flat
- Adjacent to proposed Railway station development
- Comprehensively equipped kitchen
- Attractive Bar & Restaurant with over 3,000 ft2 of trading area



### Location

The premises within Moseley Village occupying a prominent location on St. Mary's Row close to its intersection with Alcester Road (A435).

Moseley is a densely populated residential suburb of Birmingham City Centre and offers a vibrant leisure destination with many local and national occupiers nearby including Costa Coffee, Subway, Damascena and Marks and Spencer.

The building is situated adjacent to the proposed railway station which will link Moseley to Birmingham via the Camp Hill line.

### Description

The property comprises a red brick Victorian style property with impressive archway entrance from St. Mary's Row. Internally the property comprises several seating areas, beamed vaulted ceiling and exposed brick walls.

The property benefits from fully fitted kitchen area, ladies, gentlemen's and disabled toilets, walk-in cold room, staff room and dry store.

Access to owner's accommodation is provided by a separate entrance door and provides opportunity for conversion in a residential dwelling.

Externally the property benefits from pavement license to St. Mary's Row as well as freehold ownership of a right of access to the Northern elevation which provides pedestrian access to the Churchyard and proposed railway station.





## Accommodation

3,632 ft2 (337.42 M2) approximately excluding owners' accommodation which was unmeasured at time of our inspection.

## Price / Tenure

We are inviting offers in excess of £899,950 for the valuable freehold interest which is offered vacant possession.

## Services

We understand that the building is connected to all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## Rateable Value

£30,000

## VAT

All prices quoted are exclusive of VAT, which may be payable.

## Legal Costs

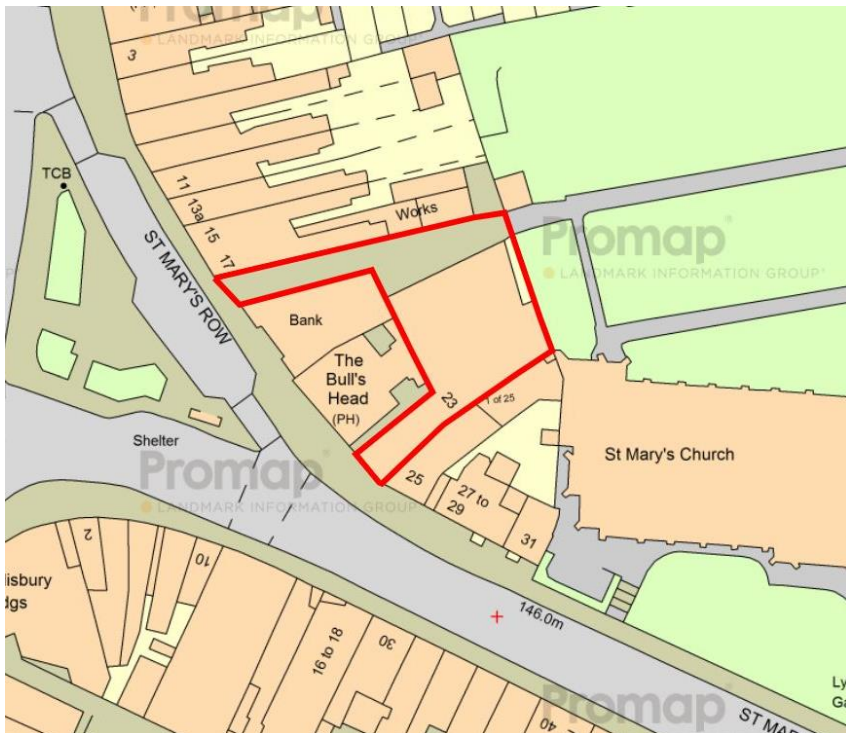
Each party to be responsible for their own legal and surveyor's costs incurred during the transaction.

## Energy Performance

EPC rating 63 (C).

## Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.