

**TO LET – OFFERS INVITED**  
**YARDLEY ARMS, YARDLEY FIELDS ROAD, BIRMINGHAM,**  
**WEST MIDLANDS, B33 8RA**



- Substantial two storey detached pub located in a densely populated suburban area around 6 miles east of Birmingham city centre
- Total site area approximately 0.85 of an acre
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to licensed operators and restaurateurs

## Location

The property is located in Stechford which is a popular suburb around 6 miles east of Birmingham city centre. The Yardley Arms is situated on the corner of Yardley Fields Road and Rosemary Road within a well populated residential area comprising of a mix of detached, semi-detached and terraced dwellings.

There are a number of local amenities within walking distance of the pub including numerous shops, schools, parks, Stechford Leisure Centre, Stechford Retail Park, Swan Shopping Centre and Stechford and Lea Hall Train Stations which provide easy access into Solihull and Birmingham city centres.

## Property Description

The Yardley Arms is a large two storey detached property beneath numerous pitched and hipped roofs with a number of additions.

## Accommodation

The ground floor comprises of a large open plan bar/lounge area which is set around a central servery plus a number of interlinking dining areas which can accommodate in excess of 130 covers.

Ancillary areas include customer WC's (including disabled), large catering kitchen with walk in fridge/freezer, wash up area, staff WC's, basement beer store and various storage areas.

The private accommodation is situated on the first floor and comprises of three bedrooms, bathroom, lounge, kitchen and a shower room. The attic provides a further bedroom.

Externally, there is a large patio area and grassed trade garden with a children's play area, smoking solution and car parking for circa 30 vehicles.

There is a two storey outbuilding which adjoins the pub and is located to the rear and on the right hand side of the main building.

The property's building footprint is around 7,100 sq ft and it sits on a plot size amounting to circa 0.85 of an acre.

The property will appeal to licensed operators and restaurateurs.

## Tenure

Leasehold. The property is held under Title Number WK134173 and the Title Plan is included on page 6.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. There is a Tree Preservation Order on the site. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:  
Monday to Sunday: 10:00 to 00:00

## Fixtures & Fittings

No fixtures and fittings will be included in the sale or letting unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £34,000 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is applicable.

## EPC

The property has an EPC rating of Band D. A copy is available upon request.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



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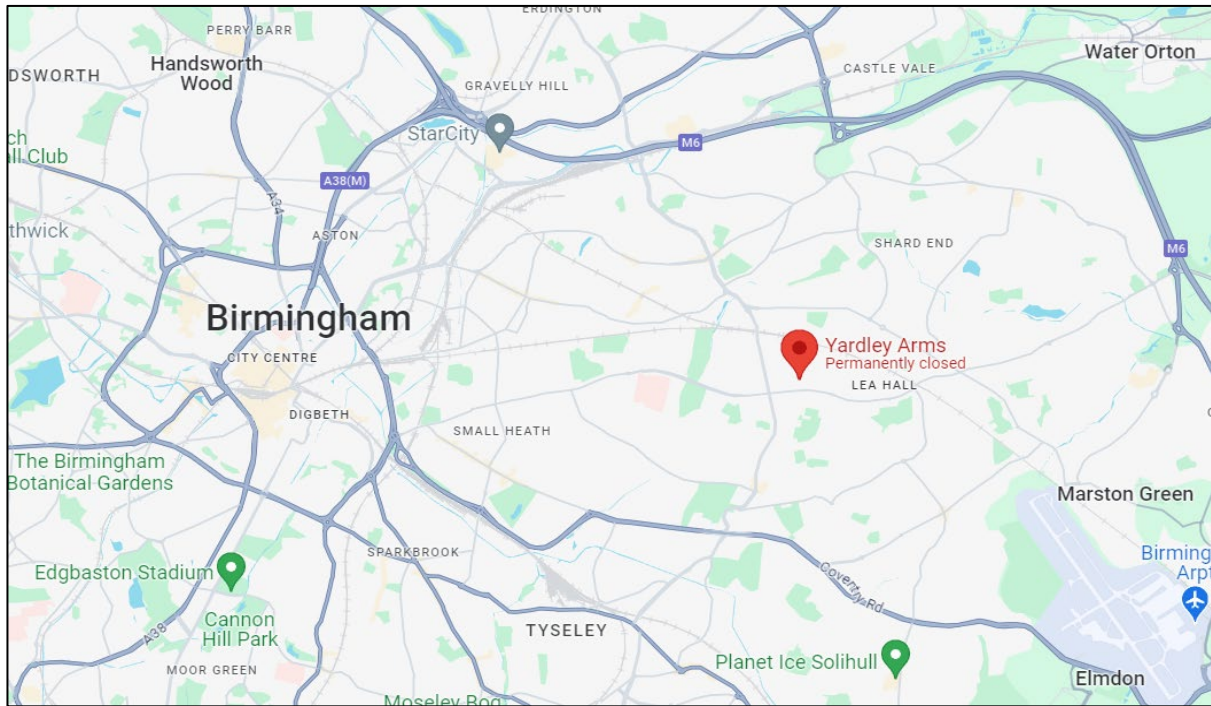




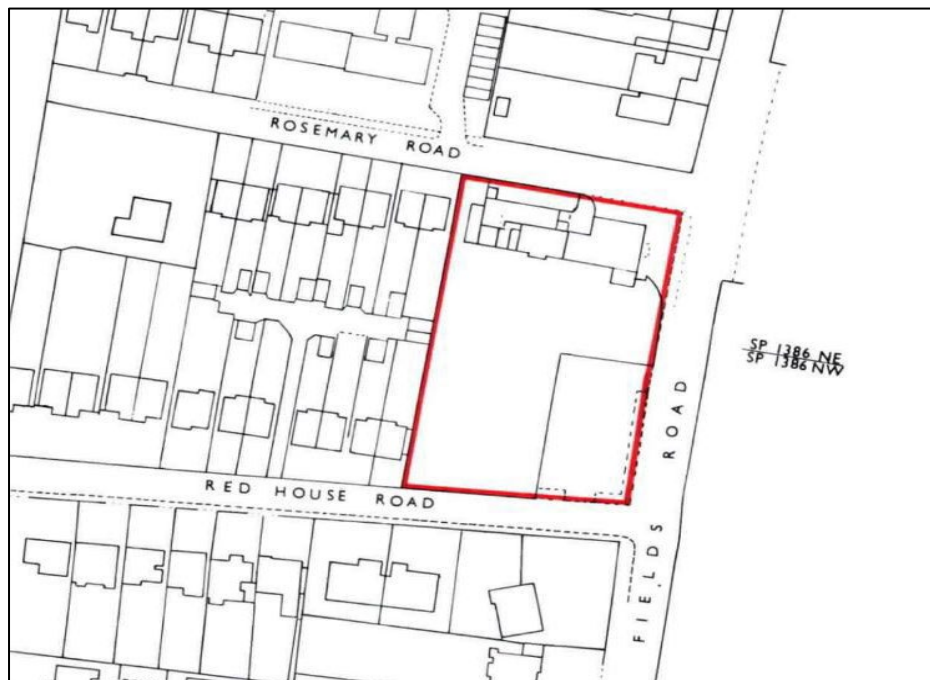




### Location Plan



### Title Plan



**Important notice**

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## Our Services & Offices

