

# THE BELL

THE GREEN, TANWORTH IN ARDEN, SOLIHULL B94 5AL

FREEHOLD PUBLIC HOUSE INVESTMENT





THE BELL

THE GREEN

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## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Bell on the Green Limited who also operate the Worlds End in Northampton
- Property arranged over three levels extending to 5,460 Sq Ft (507 Sq M)
- Site extending to 0.30 acres
- Nine en-suite letting rooms
- Current rent of £98,800 per annum
- Lease expires August 2044
- The rent is subject to five yearly open market rent reviews and annual RPI increases with a collar of 2% and a cap of 4% (except in the open market review year)
- We are instructed to invite offers in excess of £1,250,000 (7.46%)
- Business unaffected by sale



## LOCATION

Located in the village of Tanworth in Arden in the county of Warwickshire, 13.0 miles (20.9 km) south of Birmingham and 7.4 miles (11.9 km) south west of Solihull.

The Bell is prominently situated fronting The Green within a residential setting in the parish of Tanworth in Arden. The pub benefits from no competing local operators, although nearby amenities include a primary school and a bowls club.

## LINKS

VIRTUAL TOUR



GOOGLE STREET VIEW



## DESCRIPTION

The property comprises the ground, basement and first floors of a two storey semi-detached building with painted brick elevations beneath a pitched roof.

## ACCOMMODATION

- Basement** The basement provides cellar and stores.
- Ground Floor** The ground floor provides an open plan bar and restaurant area with a central bar servery and seating on loose tables, chairs and bench seating for 86 customers. Ancillary areas include a trade kitchen, customer WC's and stores.
- First Floor** The first floor provides seven en-suite letting rooms.
- Second Floor** The second floor provides a manager's office.
- Outbuilding** The outbuilding to the rear of the property provides two additional en-suite hotel letting rooms.
- Externally** There is an enclosed customer area to the rear with seating on loose tables and chairs for 32 customers. Additional seating is provided on the Green opposite for a further 46 customers which is held by way of a pavement licence. There is parking to the rear for 21 vehicles.



## FLOOR PLANS

### The Bell, Solihull

Cellar gross internal area = 438 sq ft / 41 sq m

Ground Floor gross internal area = 2,888 sq ft / 268 sq m

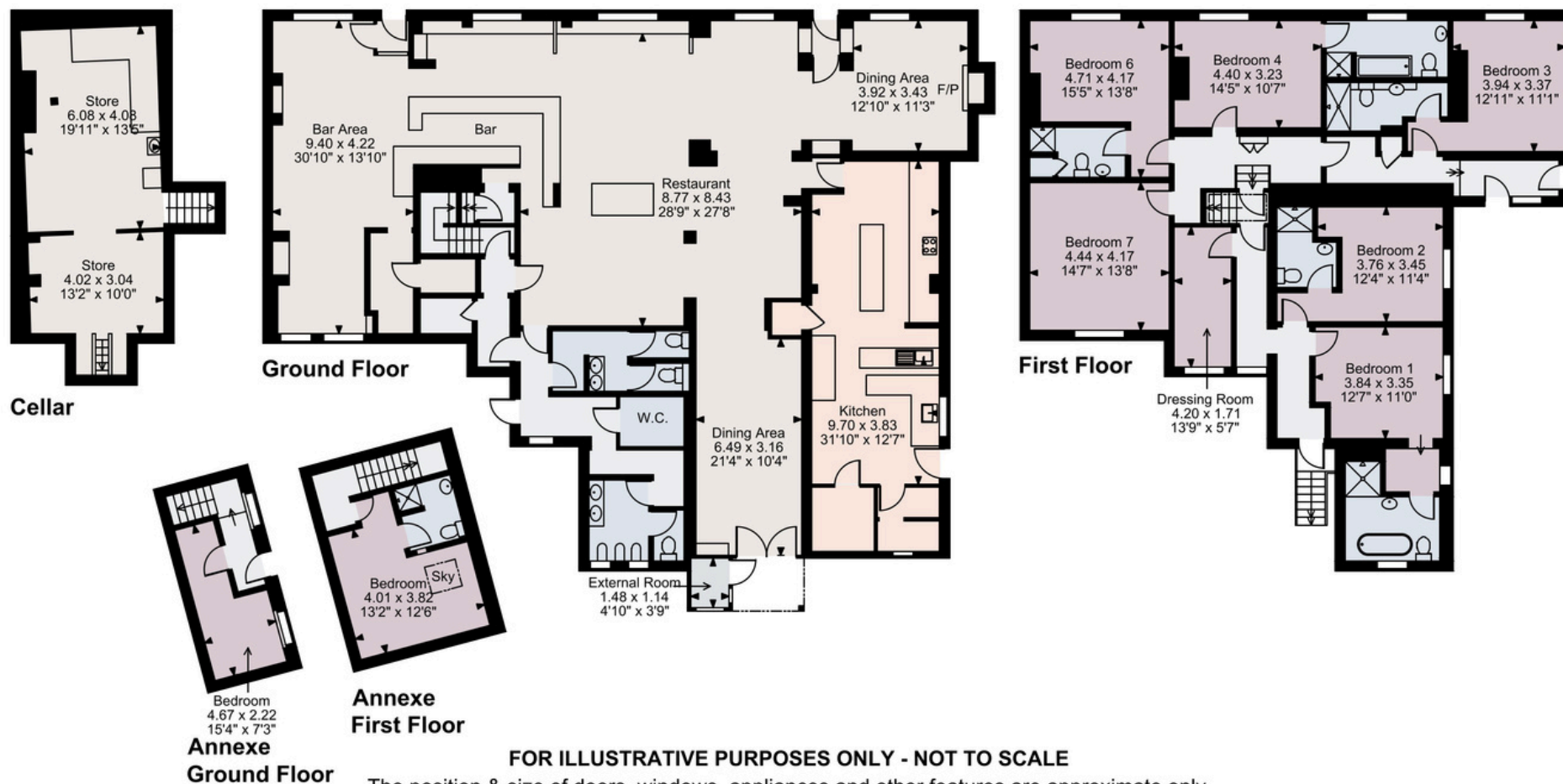
First Floor gross internal area = 1,757 sq ft / 163 sq m

Annexe Ground Floor gross internal area = 137 sq ft / 13 sq m

Annexe First Floor gross internal area = 222 sq ft / 21 sq m

External Room gross internal area = 18 sq ft / 2 sq m

Total gross internal area = 5,460 sq ft / 507 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## TENURE

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The property is held freehold (Title Number WK393418).

## TENANCY

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Entire property let to The Bell on the Green Limited on a 20 year lease from 15 August 2024 at a current rent of £98,800 per annum which is subject to five yearly open market rent reviews and annual RPI increases with a collar of 2% and a cap of 4% (except in the open market review year). A rent deposit of £24,145 is held by the landlord.

## PLANNING

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The property is Grade II Listed and located in the Tanworth in Arden Conservation Area.

## FIXTURES & FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## EPC

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## TERMS

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We are instructed to invite offers in excess of £1,250,000 (7.46% NIY) assuming the usual purchasers costs.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



## SIMILAR INVESTMENT OPPURTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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