



File Ref: M-227410

The Kerryman

81 Digbeth, Birmingham B5 6DY



Tenure
To Let


Price
Nil Premium

- Fronting the busy Digbeth High Street
- Adjacent to O2 Institute / Opposite Coach Station
- Open plan trading area / 7 en-suite letting rooms
- 24 hour Premises Licence
- New Free of Tie Letting



Andy Tudor

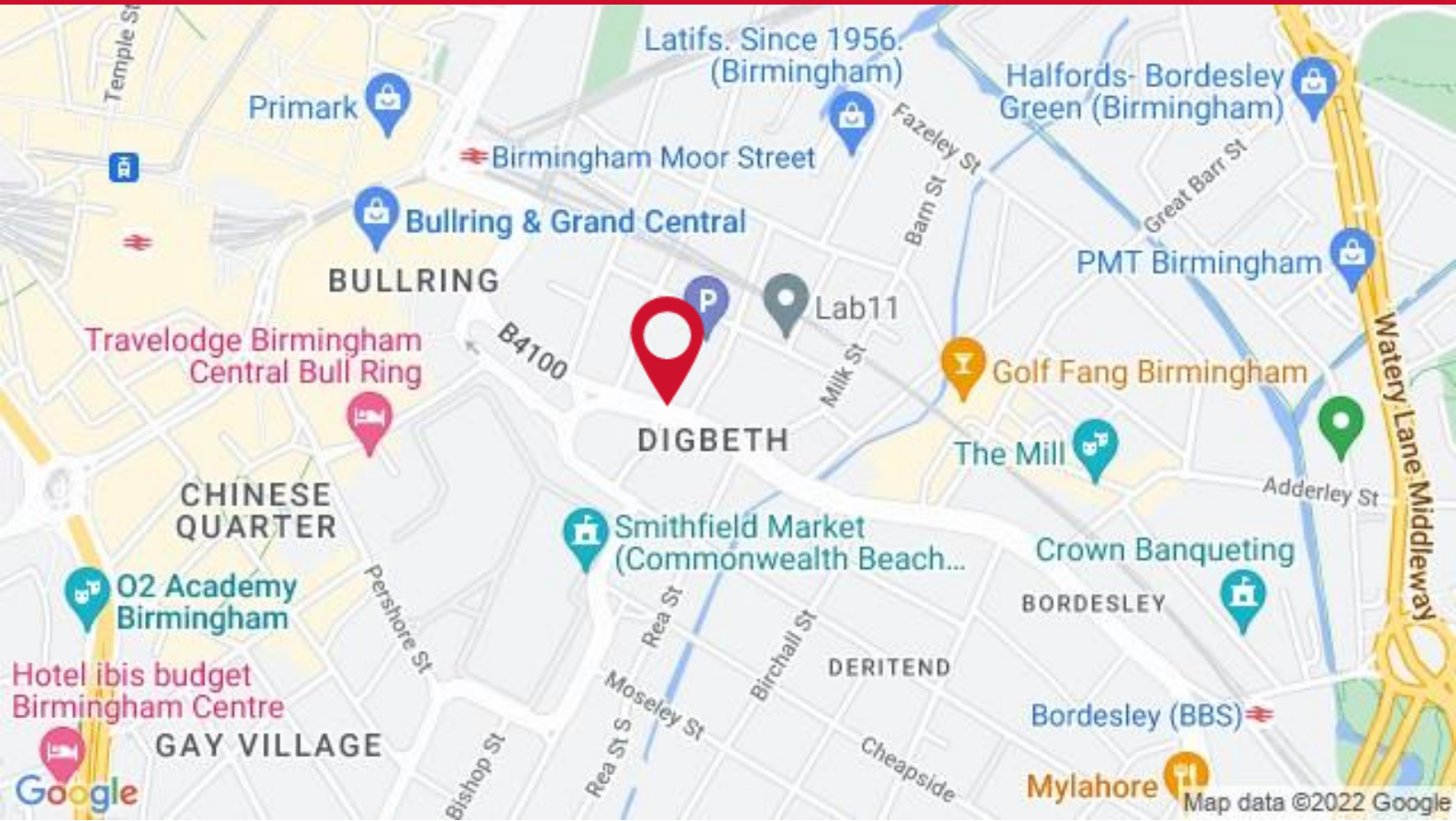
Divisional Director

 0121 236 5252

 Midlands@fleurets.com

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Location

The Kerryman (which was previously known as The Roscommon Bar and historically as The Old Bulls Head) fronts the busy B4100 Digbeth High Street in the very heart of this vibrant and creative quarter of the City.

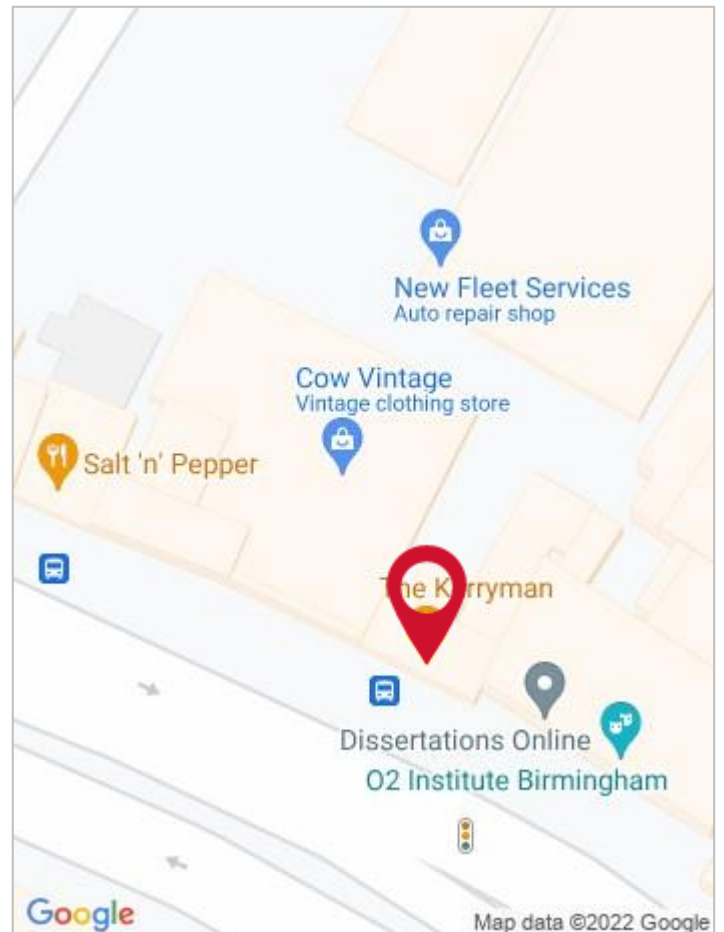
Lying just a short walk from The Bullring and the City Centre, the pub lies opposite Digbeth Coach Station; adjacent to the O2 Institute and in close proximity to South & City College Birmingham and the legendary Custard Factory.

As well as an influx of operators into the area, Digbeth has also seen huge infrastructure changes including the ongoing Eastside Metro tramline extension (scheduled to be completed in 2023) which will run directly outside the pub and link to the City Centre via Curzon Street, the terminus of the HS2 rail line.

Description

A mid-19th Century two storey brick built terraced property with typical pub facade at ground floor level; large sash windows to the first floor and a pitched slate roof above.

The property extends back reasonably far, beyond which there is a Fire Exit (to Oxford Street) and a small, covered decked area at first floor level.



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Trade

No trade is being sold or warranted.

Accommodation

Ground Floor

A large open plan trading area with chrome topped timber servery to the right hand side. The width increases further towards the rear. A roof light provides natural light.

There is a DJ booth to the rear and a small kitchenette behind the servery (which could be upgraded).

Customer toilets including Disabled facilities also lie to the rear.

Basement

Chilled beer cellar which is in two parts, with the drop being from the side and access from behind the servery.

Letting Rooms

The first floor has been converted to create seven en-suite letting rooms plus an office and laundry store.

The rooms are made up as follows:

- 3 x Doubles
- 2 x Singles
- 1 x Quadruple
- 1 x Triple

Tenure

Leasehold.

The property is available by way of a New Free of Tie Lease (20 years) on Full Repairing & Insuring terms.

Guide Rent of £37,500 per annum subject to 5 yearly rent reviews and annual RPI increases collared at 2.5% and capped at 5%.

Six months rent deposit will be required.

Planning

The Kerryman is not a listed building nor is it in a Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:
Monday to Sunday 24 hours Licence

Business Rates

The property is in an area administered by Birmingham City Council. The 2017 Rateable Value has been assessed at £30,000.

From April 2023 the Rateable Value will be £24,000.



EPC

An Energy Performance Certificate is being prepared and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

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



Viewing

Please note this property is closed, therefore formal viewings are strictly by appointment only through Fleurets Midlands Office.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office.

A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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Our Regions



London

☎ 020 7280 4700

✉ london@fleurets.com



Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com



North West

☎ 0161 683 5445

✉ northwest@fleurets.com



North

☎ 0113 234 0304

✉ north@fleurets.com



West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com



South

☎ 01273 429500

✉ south@fleurets.com



East

☎ 01223 402600

✉ east@fleurets.com



Scotland

☎ 020 7280 4700

✉ scotland@fleurets.com