

# Birmingham

129 Newhall Street  
& 106/110  
Edmund Street  
West Midlands  
B3 2ES

- Public House let to Greene King with AGA from Whitbread
- Pub lease expires 2046 (no breaks)
- Located in the heart of Birmingham's professional core
- Prominent corner position
- Pub Rent Review 2016
- Total Current Rents Reserved  
**£78,750 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



## Tenure

Freehold.

## Location

Birmingham is the administrative centre of the West Midlands serving a population of some 1 million and is located at the heart of the National Motorway Network. The M6 and M5 motorways are both within 4 miles of the city centre giving access to London, the North-West and the South-West of England.

The property is situated at a prominent corner position at the junction of Newhall Street and Edmund Street, in the heart of the city's professional core.

Occupiers close by include office and leisure occupiers, including an All Bar One.

## Description

The property is arranged on basement, ground and three upper floors to provide a public house which was refurbished in 2015 and is arranged on the ground floor and basement, together with 17 self-contained apartments which have been sold off on a long lease and which are accessed from Edmund Street.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Greene King Neighbourhood Estate Pubs Ltd (guaranteed by Greene King plc with an AGA from Whitbread plc) (1)	Ground Floor 244.61 sq m (2,633 sq ft) Basement 161.74 sq m (1,741 sq ft) Total 406.35 sq m (4,374 sq ft)	50 years from 29.09.1996 Rent review every 5th year Effectively FR & I	£78,750 p.a.	Rent Review September 2016
First to Third Floors	Unique Management Ltd	First Floor to Third Floors – 17 Apartments	150 years from 29.07.2009	Peppercorn	Reversion 2189

(1) For the year ended 3rd May 2015, Greene King Neighbourhood Estates plc Ltd did not report a turnover but reported a pre-tax profit of £7.632m and shareholders' funds and a net worth of £465.587m (Source: riskdisk.com 18.04.2016)  
For the year ended 3rd May 2015, Greene King Plc reported a turnover of £1.315 billion, a pre-tax profit of £118.2 million, shareholders' funds of £1.028 billion and a net worth of £328 million. (Source: riskdisk.com 18.04.2016).  
For the year ended 26th February 2015, Whitbread Plc reported a turnover of £2.608 billion, a pre-tax profit of £463.8 million, shareholders' funds of £1.972 billion and a net worth of £1.723 billion. (Source: riskdisk.com 18.04.2016.)  
The property has been sublet at the same rent.

**Total £78,750 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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