

LEISURE | FOR SALE

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QUEENS HEAD INN, 24 STEELHOUSE LANE, BIRMINGHAM, B4 6BJ

3,666 SQ FT (340.58 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold, City Centre Leisure Investment

- City Centre Location
- Let 10 Years from 25 March 2023
- Let to Empire Star (T/A Davenports)
- Current Rental £36,000 Per Annum
- Freehold
- Offers Invited in the Region of £450,000 for the Freehold
- Established Leisure Premises



DESCRIPTION

The property comprises an attractive mid-terrace building of traditional construction arranged over ground and three upper floors.

The ground floor is currently fitted out and operating as The Queen's Head, a long-established public house trading under the Davenports brand.

The ground floor provides a welcoming bar area with extensive glazed frontage to Steelhouse Lane, together with fitted seating, bar servery, and ancillary areas to the rear. Externally, there is a popular pavement seating area providing additional covers under a retractable awning.

The upper floors provide a versatile mix of commercial and residential accommodation. The first floor comprises an attractive, predominantly open-plan bar and events area, providing characterful and flexible space suitable for meetings, functions and private events. A fitted bar is positioned to the left-hand side of the accommodation, with access to a covered external terrace/seating area. Welfare facilities are also provided at this level.

The second floor provides the principal kitchen facilities, together with additional storage accommodation and further welfare facilities.

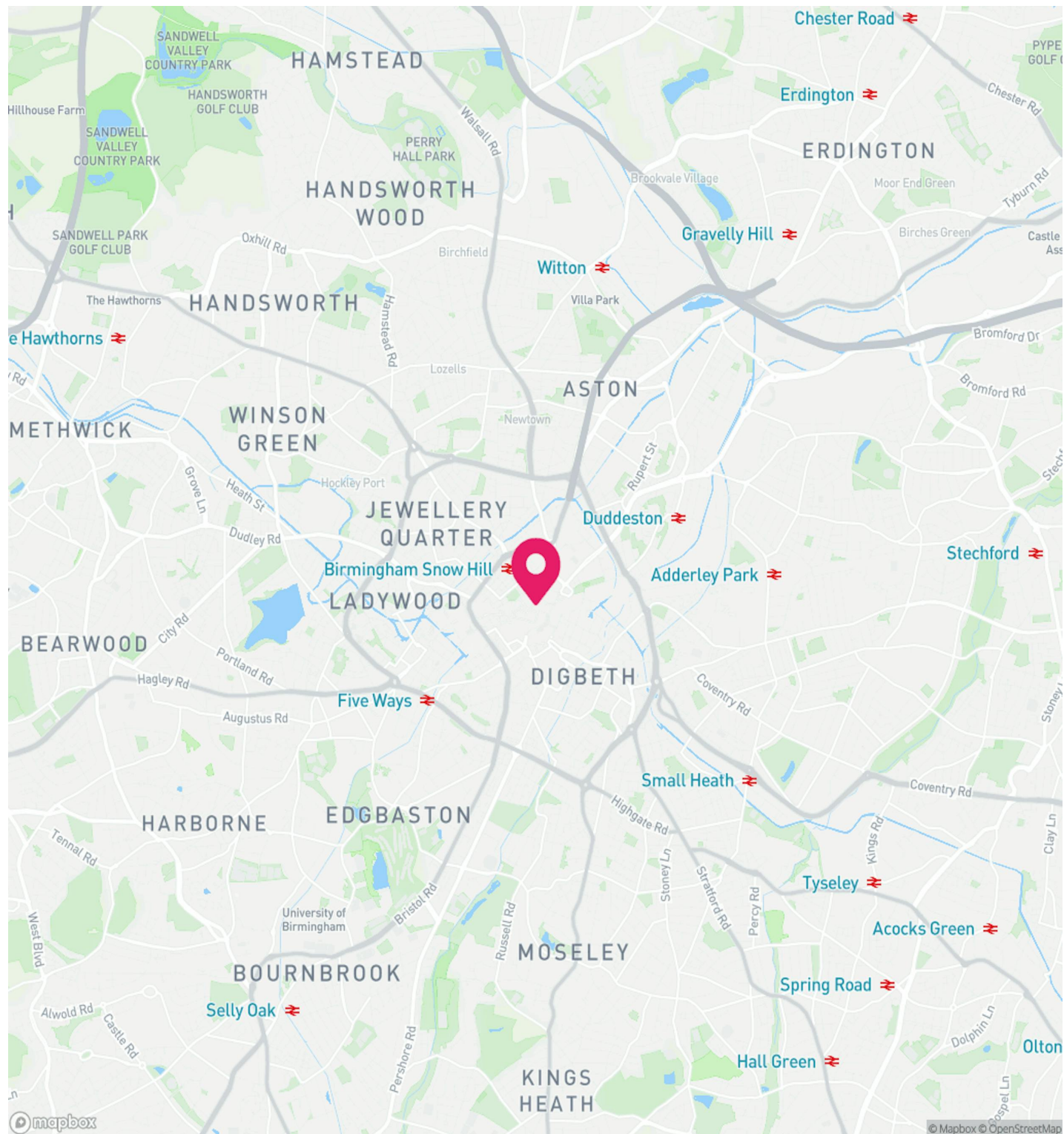
The top floor comprises a self-contained two-bedroom residential apartment, providing ancillary living accommodation within the property.

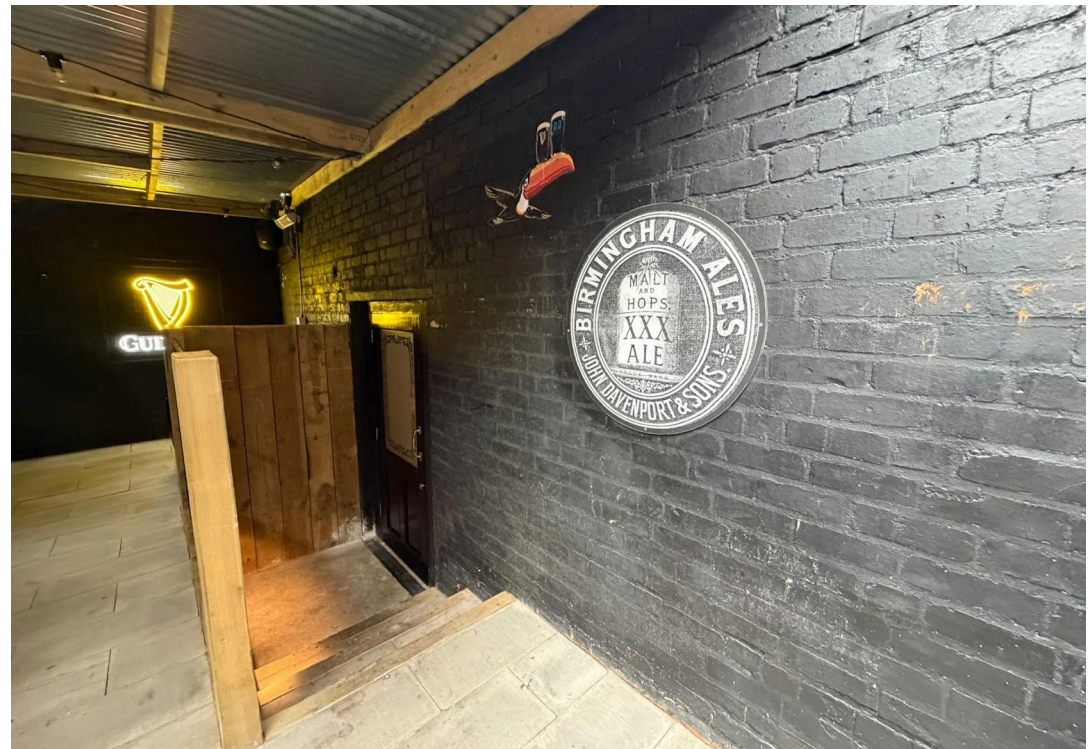
The building benefits from an art deco-style façade, with vertical stone pilasters and large windows providing excellent natural light to all floors.



LOCATION

The property occupies a prime position in Birmingham city centre, close to Snow Hill Station, Colmore Row, and the city's professional and leisure district. Nearby occupiers include a mix of independent bars, restaurants, and national operators, ensuring strong footfall throughout the day and evening.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,400	130.06	Available
1st	909	84.45	Available
2nd	741	68.84	Available
3rd - Apartment	616	57.23	Available
Total	3,666	340.58	

TENURE

Freehold

TENANCY INFORMATION

The property is let on a 10 year lease from 25th March 2023 to Empire Star, trading as Davenport at a passing rental of £36,000 p/a.

Further information is available from the agent.

PRICE

Offers in the region of £450,000 are sought representing a net initial yield of 7.75%, taking into consideration purchaser costs at 3.17%.

The price represents a low capital value of just £122.74 sq ft.

VAT

It is encouraged the sale will be treated as a transfer of a going concern, (TOGC).

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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