

LEISURE | TO LET

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57 STONEY LANE, YARDLEY, BIRMINGHAM, B25 8RE

3,625 SQ FT (336.77 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Detached Former Pub with 1st Floor Function Room, Main Road Frontage, Forecourt Parking and Beer Garden in Prime Birmingham Location.

- Main Road Frontage Offering Considerable Traffic Flow
 - Detached Former Public House
 - Within close proximity to the Swan Shopping Centre & The Yew Tree Retail Park
 - Forecourt Car Parking for approx. 7 Vehicles
 - Beer Garden
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DESCRIPTION

A well-presented, two storey detached building previously trading as a public house, with a substantial function room to the first floor offering excellent scope for events, private hire or an alternative leisure use.

The property benefits from gas fired central heating and air conditioning, together with spot lighting throughout, providing a comfortable and adaptable environment.

Externally, an enclosed beer garden with a covered seating area to the rear offers valuable additional trading space and enhances the property's appeal for hospitality use.

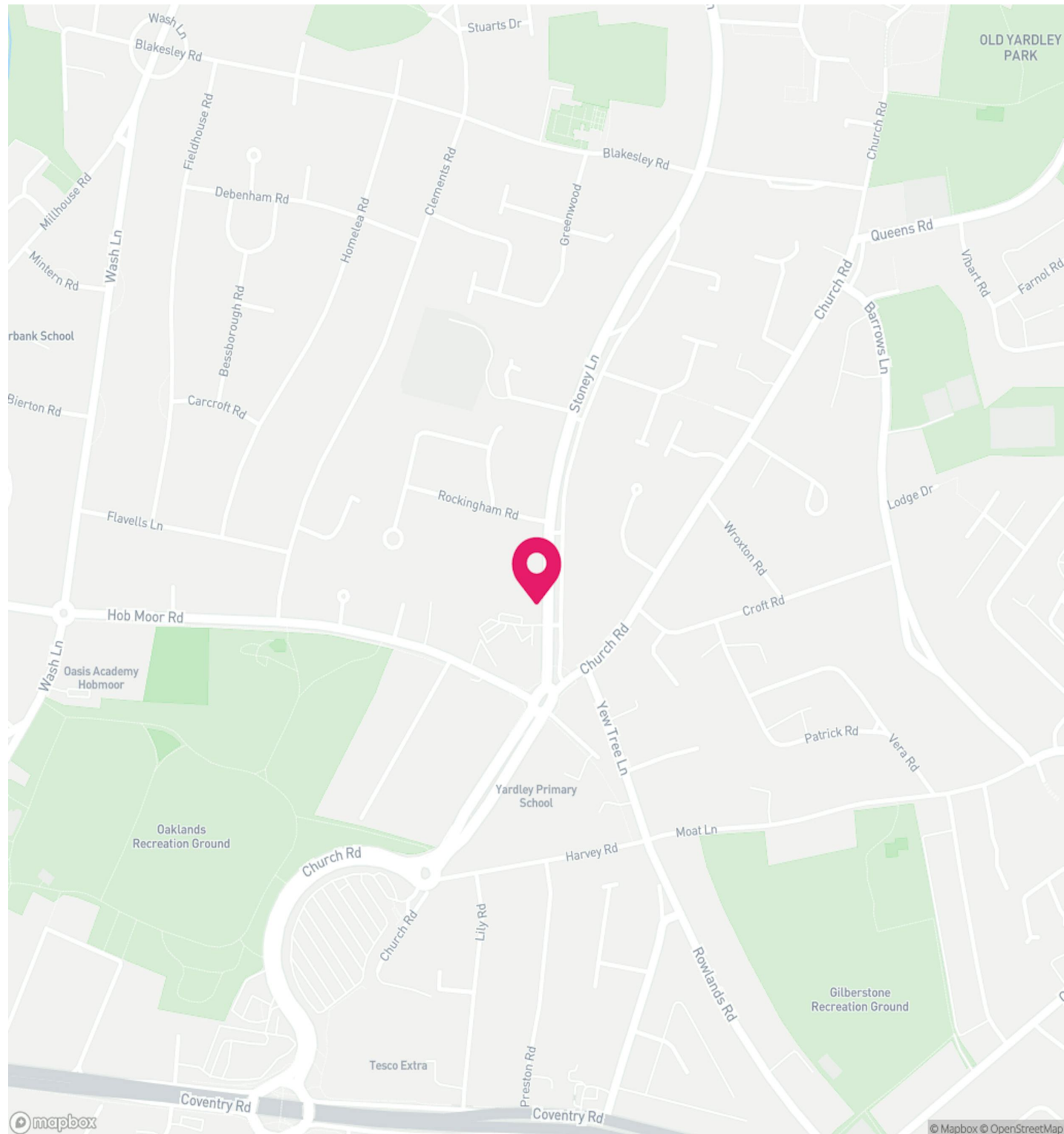


LOCATION

The subject premises enjoys an extensive frontage onto Stoney Lane (A4040) offering considerable traffic flow and is situated within close proximity to the island intersection with Hob Moor Road and Church Road.

The Swan Shopping Centre (Tesco, Greggs, Poundland, Costa Coffee, Betfred, Shoezone, Specsavers, Peacocks, Card Factory, Sports Direct & Anytime Fitness) and the Yew Tree Retail Park (Cooperative & Boots Pharmacy) are also located nearby.

The property is at the heart of the main retail centre serving the local community (Lloyds Bank, Subway, Iceland, Domino's Pizza, Ladbrook & William Hill Turf Accountants) with a high population density in easy reach of the premises.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

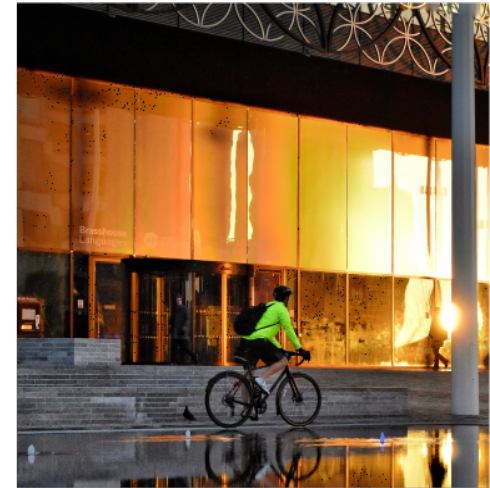
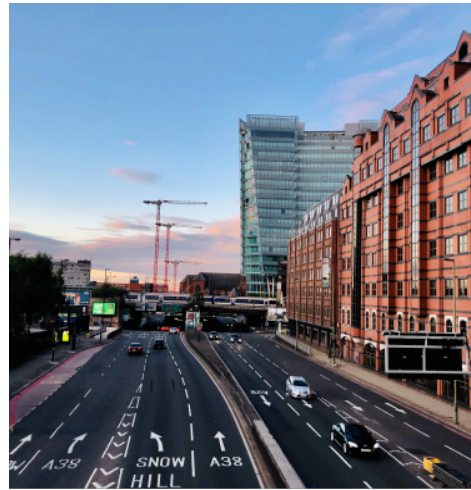
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	2,115	196.49	Available
1st	1,510	140.28	Available
Total	3,625	336.77	

TERMS

A new lease is offered, with length to be agreed, at £49,000 per annum.

BUSINESS RATES

The Business Rates are currently split for the Ground and First floors;

Ground - RV £7,000

First - RV £2,900.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

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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