

To Let

Pennycuik Collins

Chartered Surveyors

Pub Premises

The Spotted Dog



***Gross Internal Area 81.477 m²
(877.02 ft²) Approx.***

9 The Square, 111 Broad Street, Birmingham B15 1AS Email: info@pennycuik.co.uk Fax: 0121 665 4190

www.pennycuik.co.uk 0121 665 4150

Location

The premises are located on Bordesley Street in Digbeth in a mixed commercial and business area.

Description

Pub premises with a kitchen, stores, W.C's and basement. The first floor comprises of a kitchen/diner lounge, bathroom, separate W.C and sitting room whilst the second floor comprises of 4 bedrooms.

Accommodation (Approx)

Bar	81.477 m ²	(877.02 ft ²)
Kitchen	13.589 m ²	(146.27 ft ²)
Store	10.871 m ²	(117.02 ft ²)
Store	3.776 m ²	(40.64 ft ²)

Rent

£10,800 per annum (exclusive of Rates).

The property is offered by way of a new full repairing and insuring lease for a term of years to be negotiated.

Services

All mains services are connected to the property.

Service Charge

The tenant will be responsible for paying a fair proportion of any service charge relating to the management and maintenance of the common parts of the estate.

Legal Costs

The tenant is to be responsible for the Landlord's reasonable legal costs in preparation of the lease

Rating Assessment

Interested parties should make their own enquiries of the Business Rates Department at Coventry Council.

VAT

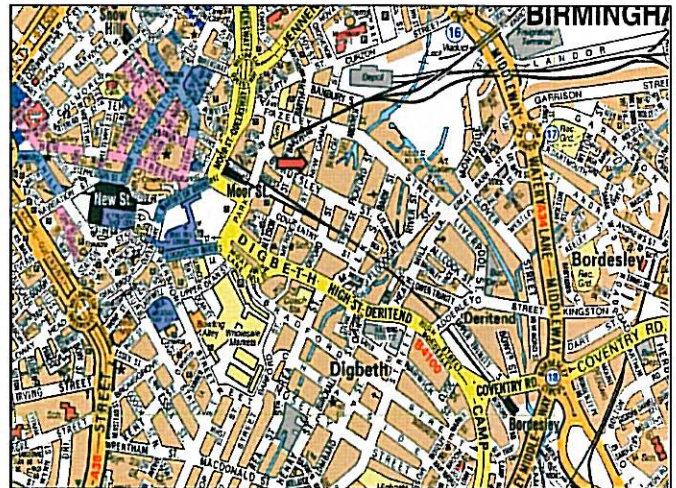
Any figures mentioned in these particulars or during negotiations are exclusive of vat which may be payable in addition.

Viewing

Strictly by prior appointment with the Sole Letting Agents, Pennyuck Collins 0121 6654150

Dec 09.

Revised Jan 2010



The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (especially if you are travelling some distance to view the property).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (6th Edition)".

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennyuck Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennyuck Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.