

The Prince of Wales Public House, 84/85 Cambridge Street Birmingham, West Midlands B1 2NP

lot 3

Freehold Public House Investment

- Let to Punch Taverns (PTL) Ltd (on Assignment with AGA) from Punch Taverns (VPR) Limited until 2021
- Central Birmingham location
- Adjacent to the ICC and Birmingham Symphony Hall
- 100 metres from Birmingham National Indoor Arena

Rent
£39,000
per annum
exclusive



On behalf of the
Governors of the Schools
of King Edward the Sixth
in Birmingham



Location

Miles: 100 metres from Birmingham National Indoor Arena
700 metres from Birmingham Town Hall
1 mile from Birmingham city centre
Roads: M6, M5, A38, A4540, A456, A457
Rail: Five Ways Rail, Snow Hill Rail, New Street Rail
Air: Birmingham International

Situation

The property is situated to the west of Birmingham city centre, close to the A38 and A456, providing excellent access to the city's ring road. The property is located close to the Birmingham International Convention Centre, National Indoor Arena and Brindleyplace as well as a densely populated residential area.

Description

The property comprises a traditional public house building with public house accommodation on the ground floor and an office and three room residential accommodation on the first floor. The property also benefits from basement ancillary accommodation. There is also a second floor which is currently unused.

Tenure

Freehold.

VAT

VAT is not applicable.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	152.7 sq m	(1,644 sq ft)	PUNCH PARTNERSHIPS (PTL) LIMITED on assignment with AGA (1)(2)(3)	25 years from 25/03/1996 until 2021 on a full repairing and insuring lease	£39,000	2011 and 2016
First	Office/Residential	140.3 sq m	(1,511 sq ft)				
Second	Residential	140.3 sq m	(1,511 sq ft)				
Basement	Ancillary	31.4 sq m	(338 sq ft)				
Totals		464.7 sq m	(5,004 sq ft)			£39,000	

(1) Punch aims to become the UK's highest quality, most trusted and best value leased pub company with a portfolio of around 5,000 nationwide, ranging from quality pub restaurants to traditional drink led locals. (Source: www.punchtaverns.com 19/01/2012)

(2) The tenant has been sub-let the property.

(3) The lease is on assignment with an AGA from Punch Taverns (VPR) Limited whose parent company is Punch Taverns (FH) Limited and ultimate parent company is Punch Taverns plc.

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