

FUNKY BEAR,

White Lion, 93 Hill Village Rd, The Royal Town of Sutton Coldfield, Birmingham, Sutton Coldfield B75 5HL, UK



PUB FEATURES

Located in the sought after area of Sutton Coldfield, the property was previously known as the Funky Bear. Thwaites plan to invest in the property, giving it more of a traditional pub feel. Investment will include external decorations and re-signing. A full toilet refurbishment. Works to private accommodation, including kitchen and bathroom. Refurbishment scheme for the bar and restaurant.

The living accommodation consists of 3 bedrooms, lounge, kitchen and bathroom.

Guide Rent: £48,035 per annum following a refurbishment, based on a full tie (partial tie rents can be discussed). EPC N/A T.

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**CALL US ON 07854
999 400**

GALLERY



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PUB KEY INFORMATION

Trading Style

We are seeking an experienced operator who wishes to implement our vision for the property and we are open to discussions about joint investment, the tenancy term length and partial ties.

Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

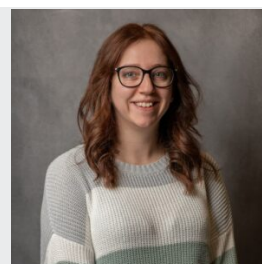
For more information regarding the energy performance of this property please contact us using the details below.

Finance

Guide Rent (exc. VAT)	48,035 per annum following a refurbishment, based on a full tie (partial tie rents can be discussed)
Last 12 Months Trading Volumes	102 beer and cider (36 gallon barrels)
Type of Agreement	5 year tenancy (other terms can be discussed)
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
Stock & Glassware Estimate	£8,000
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP+ VAT

Who to contact

Rachel Shepherd
07854 999 400
Recruitment Consultant
rachelshepherd@thwaites.co.uk



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