

# SHEPHERD COMMERCIAL

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## **FOR SALE LEASE TOGETHER WITH BUSINESS AS A GOING CONCERN OF MANOR HOUSE TEA ROOMS**



Being:  
**THE MANOR HOUSE  
126 HIGH STREET  
SOLIHULL  
B91 3SX**

- ◆ Held on lease for a term of 5 years from 29.09.2015
- ◆ Rent - £48,000 per annum, inclusive of all outgoings with the exception of business rates
- ◆ One rear car parking space
- ◆ Well established business, current turnover £230,000 per annum

**PURCHASE PRICE - OFFERS ARE INVITED BASED ON £90,000  
FOR THE BENEFIT OF THE LEASE, GOODWILL  
& FIXTURES AND FITTINGS**

**LOCATION:**

The premises are located within the High Street in the heart of Solihull Town Centre, forming part of the ground floor of The Manor House, on the corner of High Street and Manor Walk and being directly opposite of the recently constructed Metro Bank.

**DESCRIPTION:**

The timber framed Manor House was built in approximately 1495 and is a grade II listed building. The building currently comprises the ground floor tea room, cosmetics and perfume retail units and upper floor office accommodation. The premises are in close proximity to all major amenities such as schooling, shops, restaurants, transport etc.

The area to be disposed of comprises the ground floor tea rooms and kitchen area together with the front additional seating area trading as The Manor House Tea Rooms and having the benefit of one car parking space within the rear secure car park. The main restaurant area has 60 covers with the front area having a further 27 covers and there is the ability to seat 32 customers within the rear gardens.

Access in to the property is either by way of the entrance hall from the front High Street elevation or by way of a further entrance off Manor Walk. The accommodation shares male and female and disabled toilet facilities and the kitchen accommodation is located within a separate building across the court yard from the main restaurant area.

**ACCOMMODATION:**

Main Restaurant	975 sq ft
Sales and server	
Front additional seating area	300 sq ft
Kitchen	115 sq ft

*Whilst every effort has been made to ensure that the above floor areas are accurate and have been measured as in accordance with the RICS code of measuring practice, we would recommend that interested parties should verify these for themselves.*

**SERVICES:**

We understand all main services are connected to the property.

**TENURE:**

The premises are held upon lease for a sum of five years from the 29 September 2015 at a current rental of £48,000 per annum, being fully inclusive of all outgoings with the exception of rates. The lease is held on the equivalent of a full repairing and insuring basis. The landlords have confirmed that a new lease will be made available to any interested purchaser.

**BUSINESS:**

The business has been trading for a considerable period of time with the turnover for the year ended 2018 being in the region of £231,000.

**RATING ASSESSMENTS:**

The rateable value is £17,250.

**PURCHASE PRICE:**

Offers are invited based on £90,000 for the benefit of the lease the goodwill and fixtures and fittings.

***VIEWING:***

Strictly by appointment with the Agents - Shepherd Commercial:

Telephone No. 01564 778890    Email: [enquiries@shepcom.com](mailto:enquiries@shepcom.com)

***Special Note:*** *On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.*

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