

An aerial photograph of a residential and commercial area in Birmingham. A large, multi-story building with a red roof and white walls is highlighted with a red outline. This building is The Saltley Inn. It is situated on a street corner. To the left of the inn is a large, white, multi-story building with a grey roof. To the right of the inn is a large, paved area, possibly a parking lot or a construction site. The surrounding area includes other residential buildings, trees, and a road with a 20 mph speed limit sign.

For Sale

The Saltley Inn, 37 Washwood Heath Road, Birmingham B8 1RS

A substantial Freehold licensed 22 bedroom hotel, public house and function venue

Highlights

- Substantial fully licensed Freehold property with multiple income stream potential
- 22 ensuite bedroom Hotel
- 300 capacity function suite
- 150 capacity bar and entertainment area
- Prominent roadside location
- Significant scope to increase profitability
- Suitable for owner-operators or investors alike
- Established hospitality venue
- Offered for sale with vacant possession

Price on Application

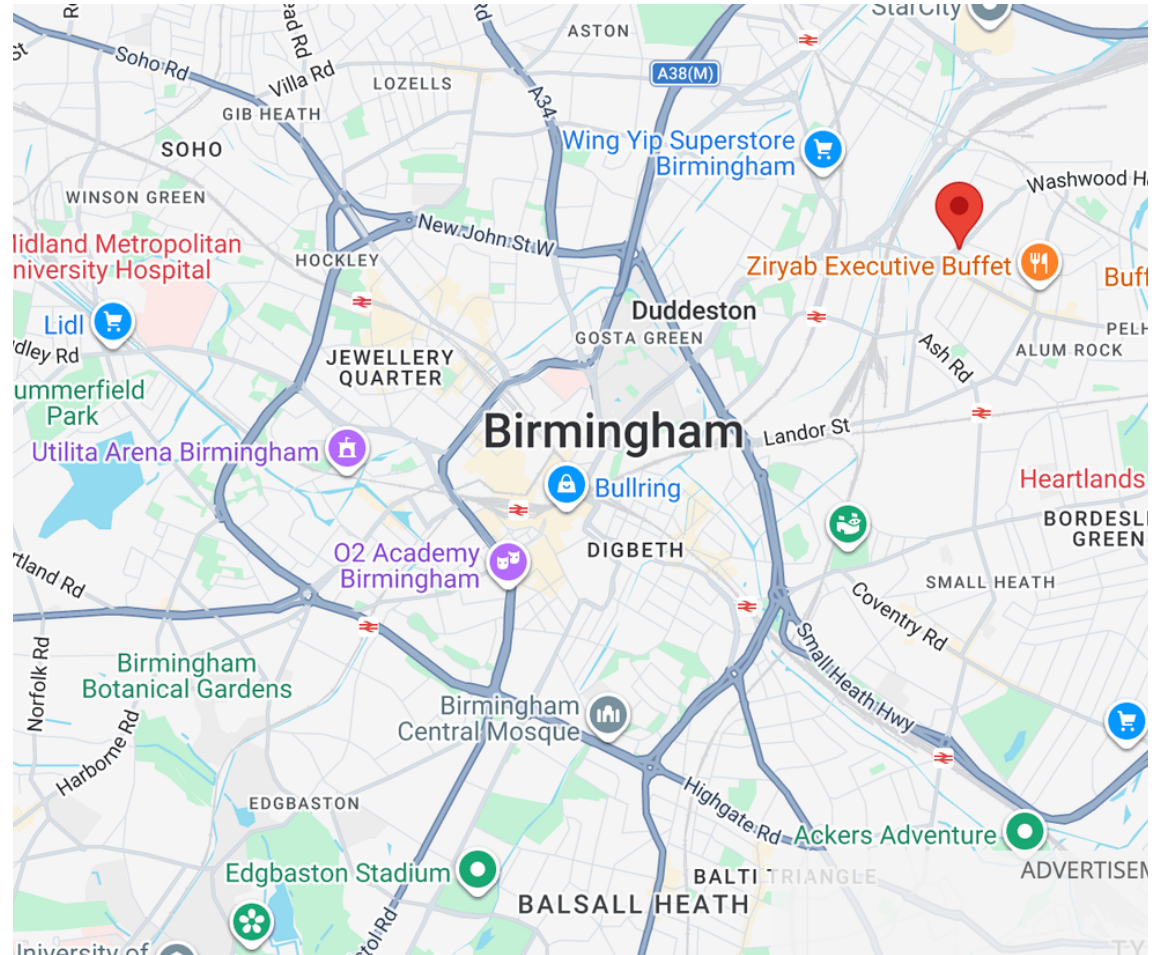


Location

The Saltley Inn occupies a prominent roadside position on Washwood Heath Road (A47), one of the principal arterial routes connecting Birmingham City Centre with the eastern suburbs and the wider West Midlands. Situated approximately 2 miles east of Birmingham City Centre, the property benefits from excellent road communications via the A47 and nearby M6 (Junction 6), providing swift access to the national motorway network.

The property is conveniently located for Birmingham's principal commercial, leisure and educational destinations, including the Bullring, Eastside, Aston University, Birmingham City University, StarCity and the HS2 Curzon Street regeneration area. Birmingham New Street, Moor Street and Snow Hill railway stations are all within a short drive, while Birmingham Airport, the NEC and the M42 corridor are readily accessible in approximately 20 minutes.

The surrounding area comprises a mix of residential neighbourhoods, established commercial occupiers and local amenities, generating a broad customer base from corporate, contractor, group and leisure markets. The property's highly visible frontage, strong transport connectivity and proximity to Birmingham City Centre position it well to capitalise on both local and regional demand.



Description

The Saltley Inn comprises a substantial hotel, public house and function room arranged over multiple floors, providing guest accommodation together with reception, lounge, bar (capacity of 150) and ancillary facilities. The property occupies a prominent roadside position with excellent visibility and benefits from close proximity to Birmingham City Centre.

The hotel accommodation is configured to provide a range of bedroom types suitable for individual travellers, couples and groups. Public areas include a welcoming reception, licensed bar and dining areas, together with staff and back-of-house accommodation supporting the hotel's operation.

Additionally, to the rear there is a 300 capacity function venue ideal for wedding receptions and a wide variety of uses.

The property, being sold with vacant possession, offers opportunities repositioning and operational enhancement, enabling an incoming purchaser to add value through investment, subject to obtaining any necessary statutory consent.



Accommodation

Public House – Longe bar (capacity 150), games room ancillary facilities & customer Wc's , There is an additional terrace bar to the fore and the property is licenced for live music.

Hotel – 22 ensuite bedrooms (currently advertised on portals such as booking.com) configured as a variety of singles, doubles, twins, triples and family rooms.

Function Room – Situated to the rear of the property and licensed for a capacity of 300.

Opportunity

The property has traded successfully as a hotel, public house, and function venue.

Excellent scope exists to drive the business forward with increasing live music and function offers along with further promotion of the letting rooms.



Further Information

Tenure

Freehold with vacant possession.

EPC

Available upon request.

Price

On application, please contact the selling agents for further information.

Business Rates

The property has a rateable value of £50,000.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

VAT

All figures quoted are exclusive of VAT unless otherwise stated. VAT may be payable in addition to the purchase price. Interested parties should rely upon their own enquiries and take independent professional advice regarding the VAT implications of the proposed transaction.

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