

SUBSTANTIAL PUB / RESTAURANT FOR SALE NEW SQUARE SHOPPING CENTRE, WEST MIDLANDS



INTERCEPTOR, UNIT 8, NEW SQUARE, WEST BROMWICH, WEST MIDLANDS, B70 7PP

- Prime location on New Square, New Square Shopping Centre
- Corner property, prominent situation, high footfall
- 7,300 sq. ft on ground floor - 200+ internal covers / 48 external covers
- Fully fitted to high standard – open and trading
- Leasehold expiring 2035 – Rental offers considered for new sublease

**LEASEHOLD INTEREST AVAILABLE FOR ASSIGNMENT OR POTENTIAL FOR NEW LEASE
SUBJECT TO CONTRACT** - Sole Selling Agent

COUNL488

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Location

Prominently located within New Square Shopping Centre in the heart of West Bromwich, a well-established retail and commercial centre approximately six miles north-west of Birmingham city centre.

New Square Shopping Centre is a 473,000 sq ft retail led scheme which opened in 2013 with 40+ shops and restaurants, a Tesco Extra (139,000 sq ft) anchor and five screen Odeon cinema. Parking for 1900 spaces is provided.

The Interceptor occupies a prime position on New Square directly fronting the main pedestrianised mall close to Primark, H&M, JD Sports and the Odeon Cinema and benefitting from high footfall. Other local operators include Subway, Nando's, Costa, Greggs, German Doner Kebab, KFC, Tim Hortons and McDonald's.

<https://www.newsquarewb.com/food-drink/>

The shopping centre is well connected by road, with direct access to the A41 Black Country New Road, providing links to the wider motorway network including the M5 and M6. Sandwell & Dudley railway station is located approximately 1.1 miles to the south-west, providing regular rail services to Birmingham and the wider region. In addition, the West Midlands Metro serves West Bromwich town centre.

[Link to Street View](#)

Description

Purpose built modern unit arranged over ground floor offering a spacious open-plan trading area. The premises are fitted to a high standard and include a fitted bar servery, customer WC facilities, and ancillary storage accommodation.

204 internal covers, 48 external covers.

<https://www.hungryhorse.co.uk/pubs/west-midlands/interceptor>

Floor Area: 7,257 sq ft GIA (refer to attached plan)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol Monday to Sunday from 10am-midnight.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £88,000 w.e.f. from April 2026.

Tenure

Held leasehold for a term expiring March 2035 at a passing rent of £136,051 per annum, subject to CPI linked (capped and collared annually 1%-3% respectively) review in 2030. Tenant break 2030.

User: restaurant with or without ancillary bar within Class A3 to the TCP Use Classes Order 1987. A service charge is payable.

Our client is happy to assign their lease but would consider a subletting at a market rent or happy to discuss a new lease with the landlord.

Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

EPC – Rating B – [Link to EPC](#).

Money Laundering

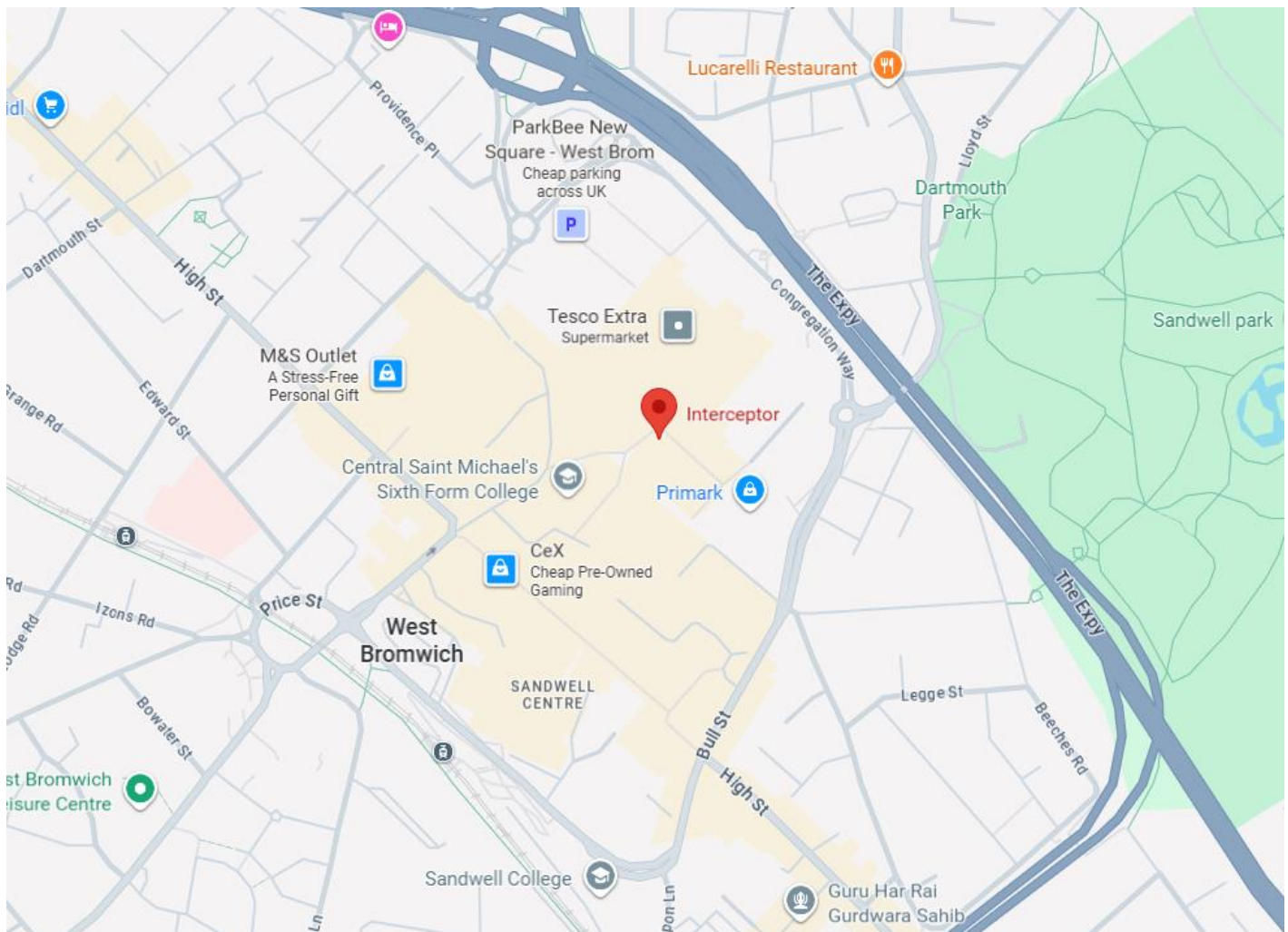
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

For further information or to organise a viewing, please contact Eren Gurpinar on Email: Eren.Gurpinar@agg.uk.com or Tel: 07798883695 or Richard Negus on Email: richard.negus@agg.uk.com or Tel: 07850 642808

Location Plan

[Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Floor Plan

