

# \*RESTAURANT TO LET\*

## A3 CONSENT

38 UPPER DEAN STREET  
BIRMINGHAM  
B5 4SG



### LOCATION

The premises are located in a prominent corner location in the heart of China Town with frontage onto both Upper Dean Street and Dean Street. The premises lie directly opposite The Bullring Rag Market and The Bullring Indoor Market and lie in close proximity to The Bullring shopping centre and Spicel Street and The Arcadian.

### ACCOMODATION

The premises comprise of the following approximate floor areas:

**Gross Internal Area:**      **496.74m<sup>2</sup>**      **5,347 sq ft**

\*Included within the demise is a parking area to the side of the property which is accessed via Dean Street.

### DESCRIPTION

The premises comprise a fully fitted restaurant with a furnished dining area and separate commercial kitchen and staff and customer WC facilities.

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The property is available on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed.

### EPC

Energy Performance Asset Rating of the premises currently falls within category D (86).

A copy of the Energy Performance Certificate can be made available upon request.

### SERVICE CHARGE

There is an annual service charge of £3,928 per annum.

### VAT

The property has been elected for VAT.

### RENT

**£80,000** per annum exclusive of rates, service charge.

### RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value    £66,500

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

### SERVICES

Mains electricity, water, gas and drainage are connected to the property.

N.B None of the services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

### LEGAL COSTS

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

### VIEWINGS

Strictly by appointment with the Sole Retained Agents.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

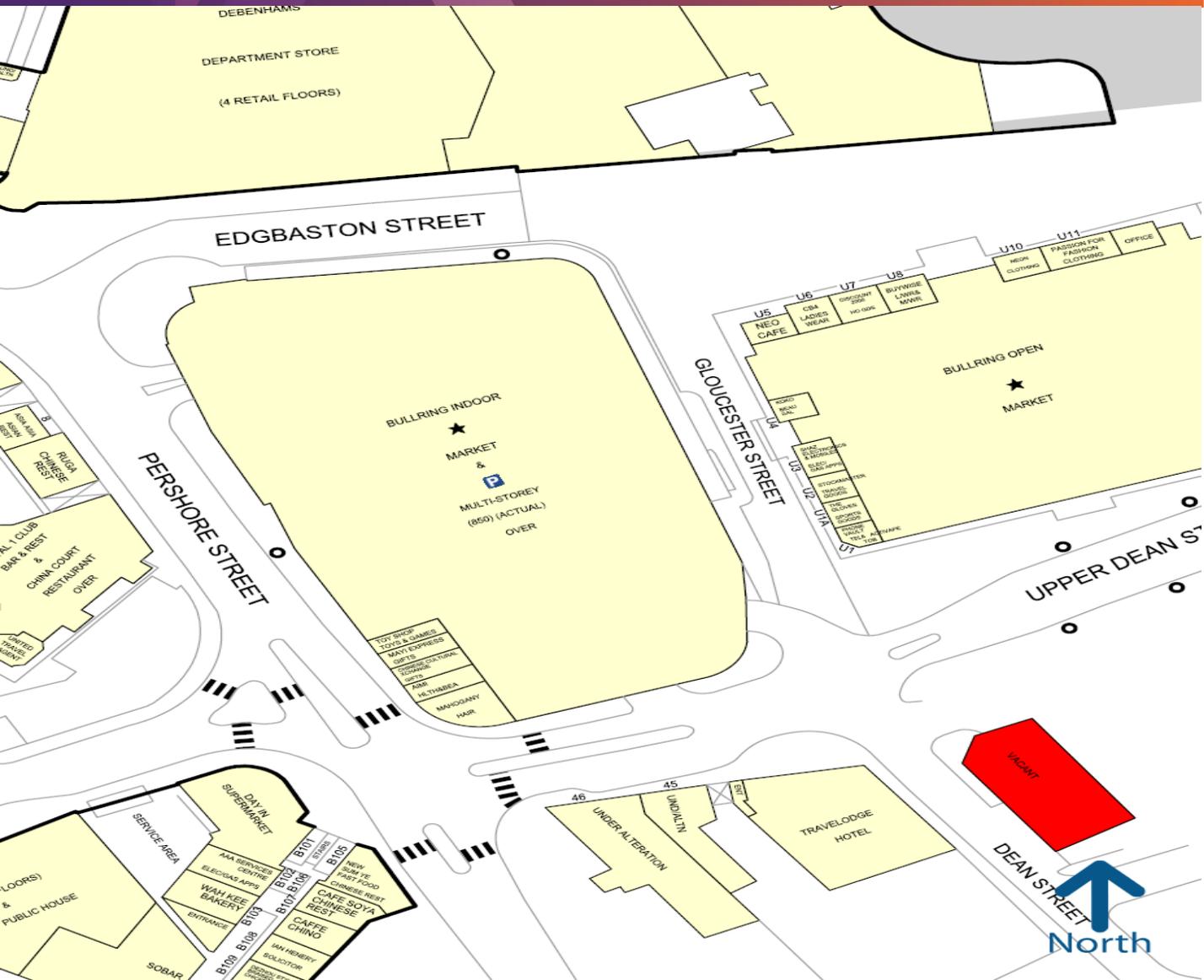
Details correct at the time of print January 2019

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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