

# PROPERTY TO LET SUITABLE FOR HOTEL/LEISURE USE

6 Bennetts Hill  
Birmingham, B2 5ST



## LOCATION

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destinations.

## DESCRIPTION

This attractive period property is located on Bennetts Hill between Colmore Row Business District, and New Street Station/Grand Central Shopping Centre. Nearby occupiers include - **Dirty Martini, Adams (Michelin Star Restaurant), Cosy Club, Lost and Found, and Franca Manca.**

## ACCOMMODATION

The premises comprise of the following approximate floor areas:-

<b>Basement:</b>	<b>141m<sup>2</sup></b>	<b>1,521 sq ft</b>
<b>Ground Floor:</b>	<b>208m<sup>2</sup></b>	<b>2,239 sq ft</b>

## TENURE

The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category D (93).

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

## RENT

**£90,000** per annum exclusive of rates, service charge and VAT

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the WHOLE premises is as follows. The figure will be reduced for Ground Floor and Basement:-

**RATEABLE VALUE** **£126,000**  
**(2017 Assessment)**

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

## LEGAL COSTS

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

## VIEWINGS

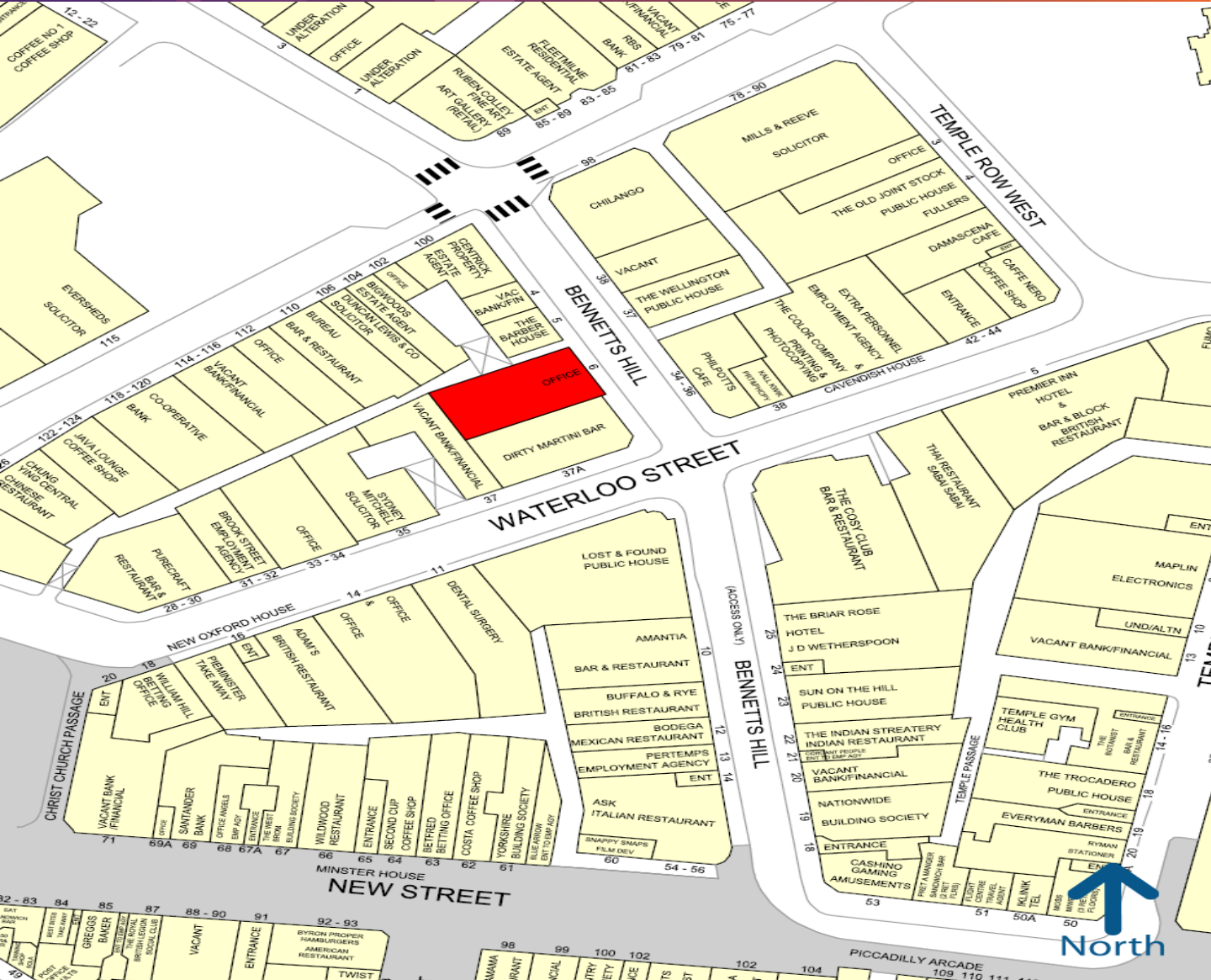
Strictly by appointment with the Sole Retained Agents

Ed Purcell - 0121 400 0407

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

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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