

FITTED RESTAURANT TO LET

Westside, 2 Suffolk Street,
Birmingham, B1 1LW



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 destination.

DESCRIPTION

The subject premises are located fronting Suffolk Queensway in Birmingham City Centre. Adjacent to John Bright Street and close to the Mail Box, the premises form part of Westside 2. Access is via a shared entrance into lobby area, with the premises having their own dedicated entrance. Currently configured as a fitted restaurant, the unit has ground floor seating area, with basement kitchen.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Ground Floor

Ground Floor:	121m²	1,303 sq ft
Lower Ground:	65m²	700 sq ft

TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

EPC

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

RENT

£37,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge of circa **£2,000** plus VAT.

RATEABLE VALUE

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

RATEABLE VALUE

£31,250

We suggest that all interested parties should verify the above.

The government has extended a business rates holiday to all commercial premises with a Rateable Value under £51,000 for the 2020/21 tax year. Please contact the Local Authority for further information.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

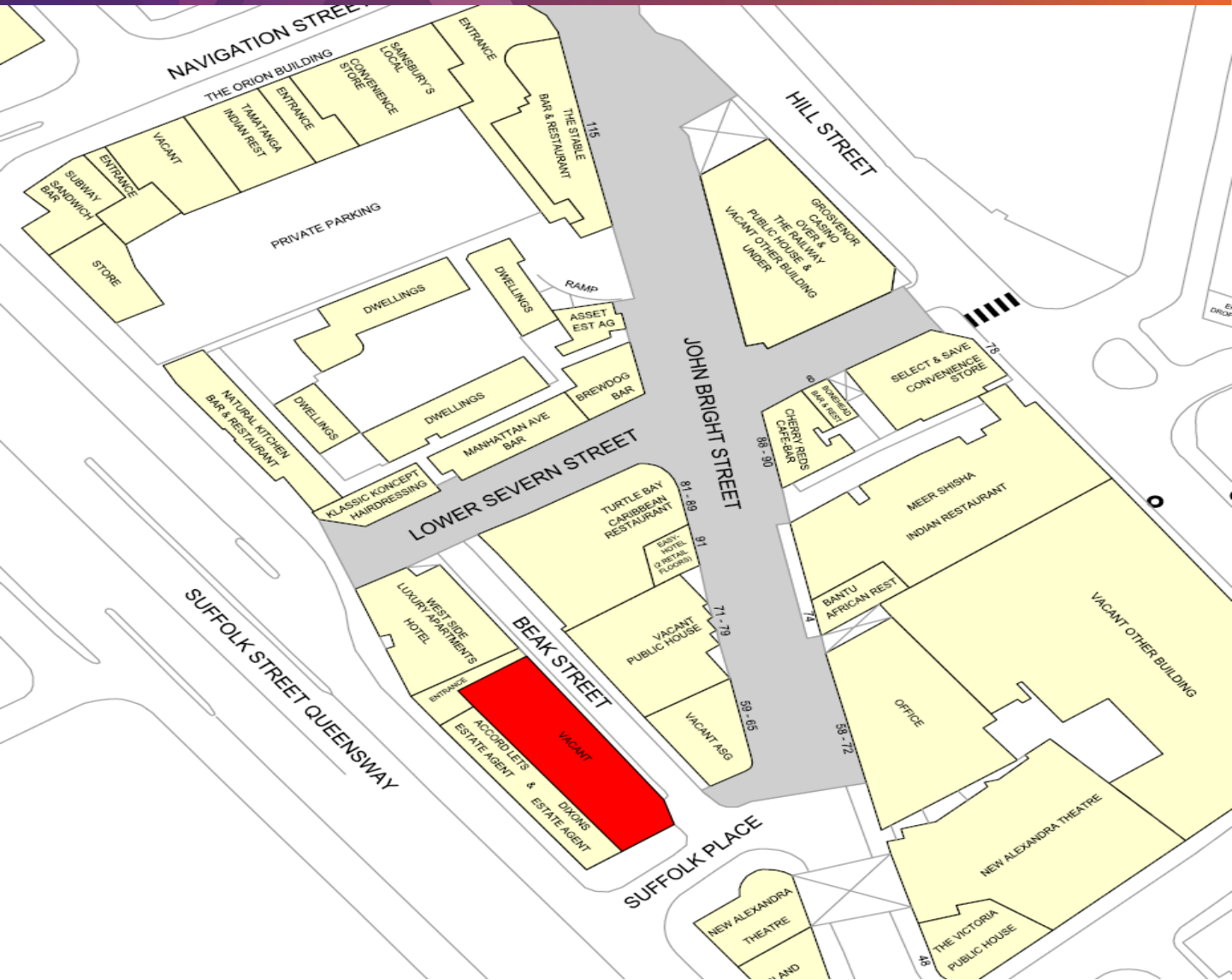
Strictly by appointment with the Sole Retained Agents

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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