

BAR/RESTAURANT TO LET

LARGE OUTSIDE TERRACE

1 Victoria Square
Birmingham
B1 1BD



LOCATION

The premises are located on Hill Street which acts as one of the primary thoroughfare between Grand Central / New Street station and the ongoing Paradise development, Phase I of which is now complete. The property also benefits from being situated immediately adjacent to the Town Hall tram stop and the property has good visibility from New Street and Victoria Square. The premises lie in close proximity to **Nando's, Medicine Bakery, F45 Gym, Turtle Bay, Brewdog, Tamatanga, Vinoteca and Rosa's Thai** are also set to launch shortly alongside **Dishoom** at Paradise.

DESCRIPTION

The property comprises a large ground floor leisure space with built-in bar, kitchen and WC facilities and a large terrace which is an incredibly rare feature in the city centre.

The first floor area is made up of a series of staff rooms, offices, storage, main kitchen and pump room.

ACCOMODATION

The premises comprise the following approximate floor areas:

Ground Floor:	704m²	7,576 sq ft
First Floor:	325m²	3,502 sq ft

TENURE

A lease for a term to be agreed subject to five yearly rent reviews.

EPC

A copy of the EPC can be provided upon request.

RENT

£150,000 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 premises is as follows:-

RATEABLE VALUE

£99,000

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

SERVICE CHARGE

The service charge is currently £19,312 per annum. Further information available upon request.

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

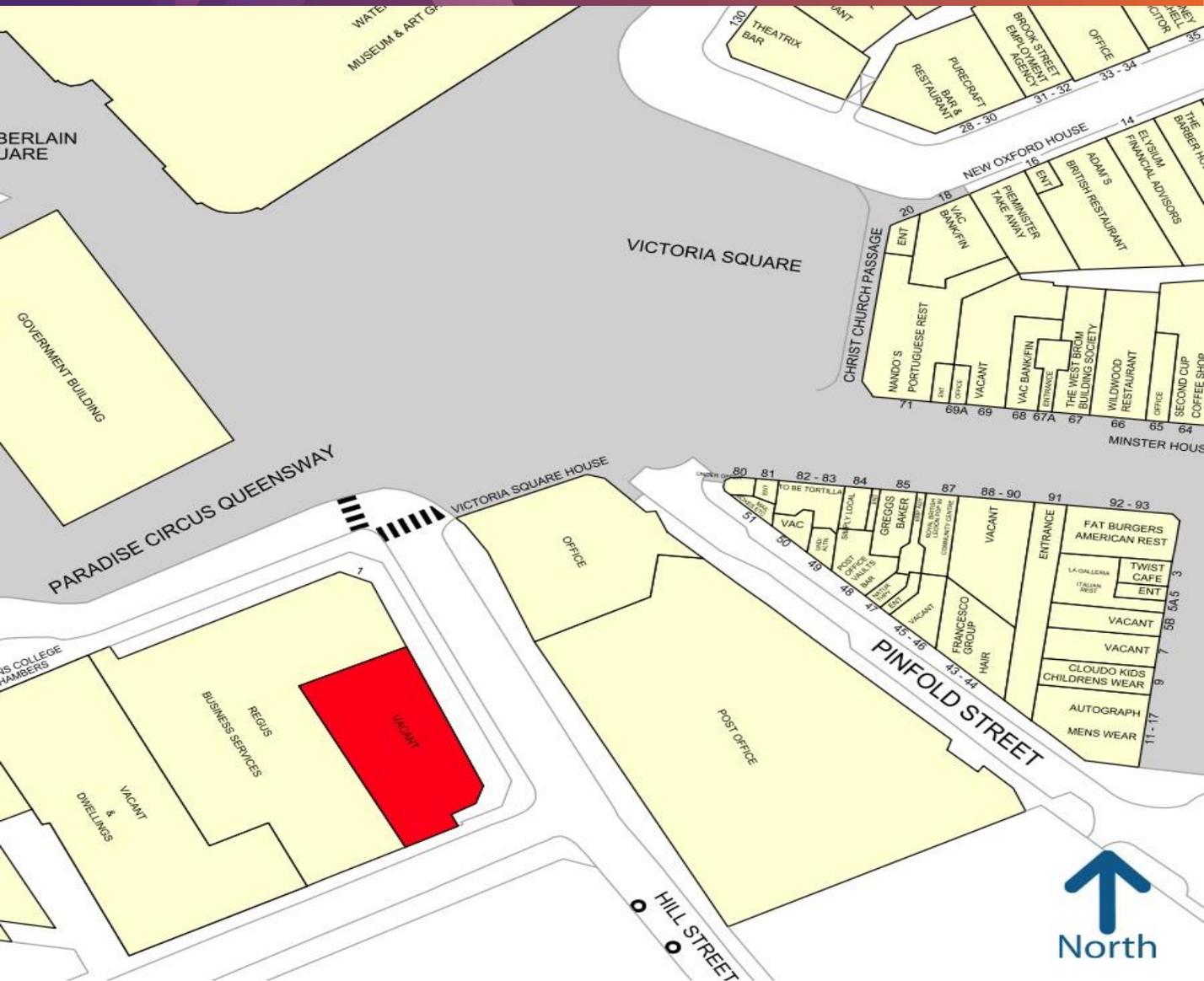
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson

Tel: 07831 856 733

Email: scott@creative-retail.co.uk

www.creative-retail.co.uk