

# FULLY FITTED BAR/RESTAURANT OPPORTUNITY

Newwater House, 11 Newhall Street,  
Birmingham, B3 3NY



## LOCATION

The premises are located at the top of Newhall Street close to the junction with Colmore Row and Bennetts Hill and directly opposite the new mixed-use development at 103 Colmore Row. The property also lies within a short walk of the new landmark Paradise development where bar/restaurant occupiers include; **Dishoom, Vinoteca, Rosa's Thai and Albert's Schloss**. Other nearby F+B operators include; **Vagabond, Nude Bar & Grill, Dirty Martini, Cosy Club, Bushwackers and The Florence**.

## DESCRIPTION

This opportunity forms part of a larger refurbishment of the property focused on converting the 7 floors of office accommodation into Category A office space. The opportunity comprises a large ground floor bar/restaurant with built-in bar, kitchen and WC facilities and storage / cellar space at basement level.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor:</b>	<b>4,604 sq ft</b>	<b>(427.7m<sub>2</sub>)</b>
<b>Basement:</b>	<b>539 sq ft</b>	<b>(50.1m<sub>2</sub>)</b>

## TENURE

A new effectively Full Repairing & Insuring lease for a term to be agreed subject to five yearly rent reviews.

## EPC

A copy of the energy performance certificate is available on request.

## TIMING

Practical completion of the works to the building is set for the end of February 2022.

## RENT

**£120,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

The service charge is currently set at approximately £2.14 psf per annum. Further information available upon request.

## RATEABLE VALUE

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

**Rateable value** **£45,500**

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 to be responsible for their own legal costs.

## 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

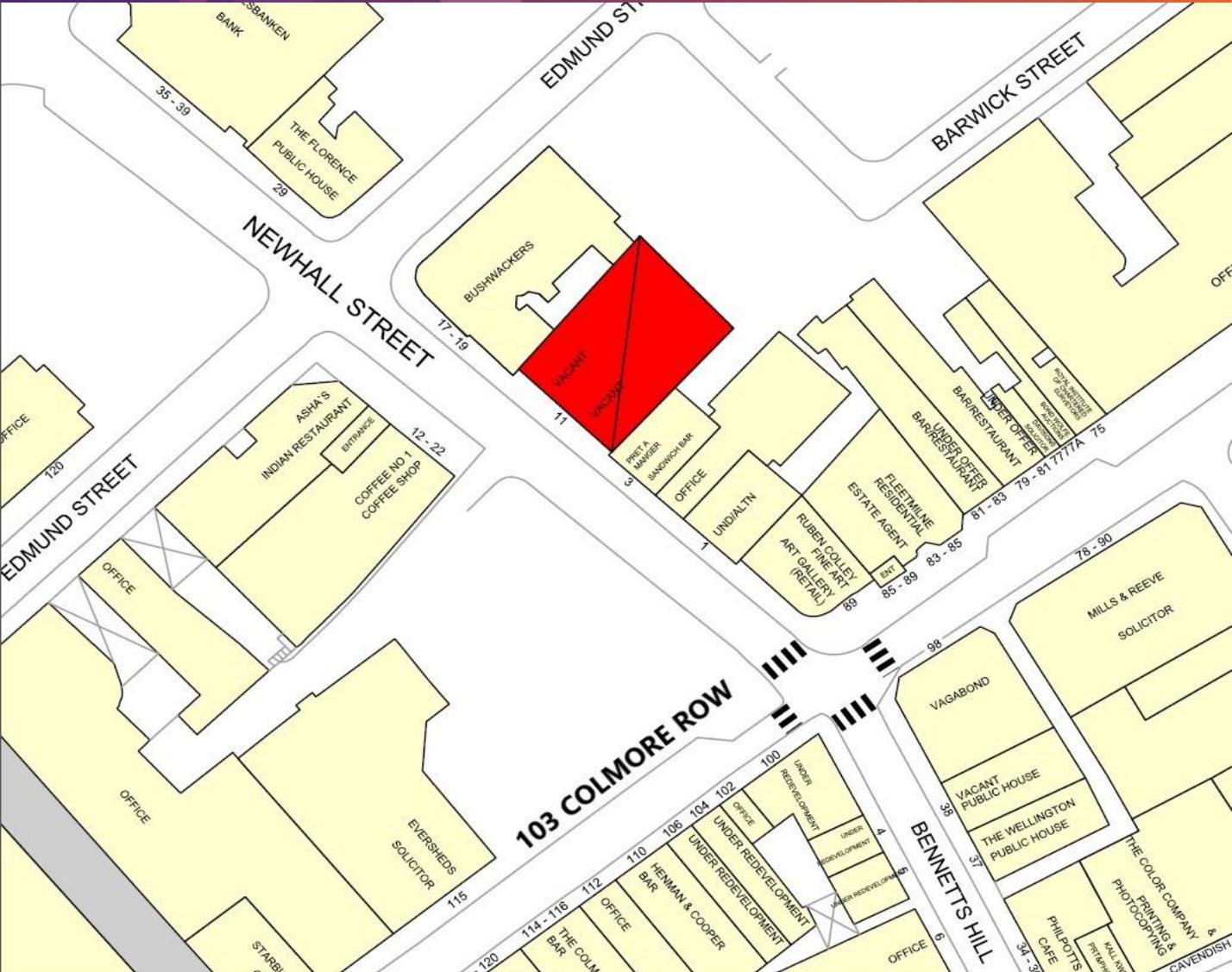
Strictly by appointment with the Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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