

RARE OPPORTUNITY TO ACQUIRE
4,770 SQ FT (443M²) IN BIRMINGHAM'S
**PRIME FOOD & BEVERAGE
CIRCUIT**

newwater house

car park

11

11 NEWHALL STREET
NEWATER
HOUSE
BIRMINGHAM | B3 3NY

restaurant signage





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

The opportunity comprises a large open plan ground floor leisure / retail unit with additional storage / staff space at basement level. There is scope to extend the height of the shop front and there are a number of skylights to the rear of the unit which can be opened up to provide a fantastic source of natural light.

The extraction system from the previous occupant has been left in situ.

ACCOMMODATION

The premises comprise of the following approximate floor area:

Ground Floor	4,771 sq ft	443.2 m ²
Basement	539 sq ft	50.1 m ²

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

Available immediately

RENT

£125,000 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
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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.

LICENSING

The premises benefit from a premises licence allowing for trade between the hours of 0800-0430 (Monday to Sunday). Further detail can be made available upon request.

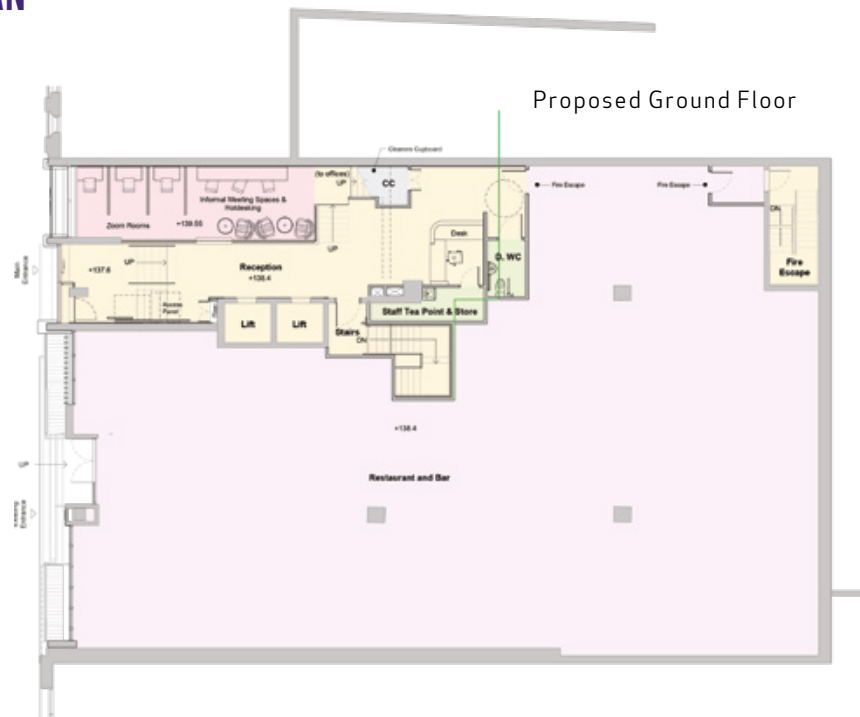
VIEWINGS

Strictly by appointment with the Sole Retained Agents.

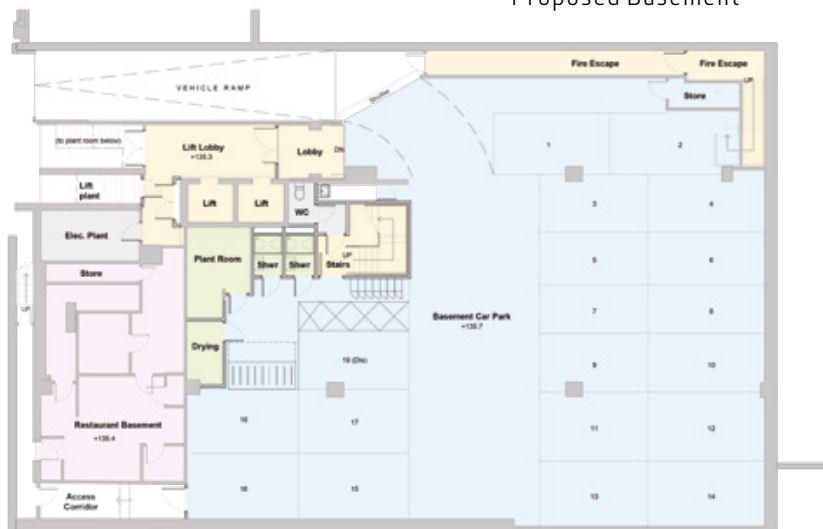
SUBJECT TO CONTRACT



FLOORPLAN



Proposed Basement



NEARBY OPERATORS INCLUDE

V A G A
B O N D

Dirty
martini
COCKTAIL BARS

FLIGHT CLUB
SOCIAL DARTS

THE ALCHEMIST

Fumo
BAR | CIOCCHETTI | RISTORANTE

GAUCHO

San
CARLO

Botanist

For more information, please contact:

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