

# PROMINENT LEISURE PROPERTY TO LET

Unit A304, The Arcadian,  
Hurst Street, Birmingham, B5 4TD



## 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 property is located within the Arcadian Leisure development in Birmingham City Centre. The Arcadian located adjacent to China Town is one of Birmingham's premier leisure schemes, with hotel, bar, and food operators trading together in an attractive and vibrant part of the city.

Nearby operators include **The Hippodrome Theatre, Glee Club, Ibis Hotel, Starcity Apartments, Las Iguanas**, and numerous other bars and restaurants.

The scheme benefits from a dedicated car parking of over 520 spaces.

## ACCOMODATION

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

<b>Ground Floor Entrance:</b>	<b>42.73m<sup>2</sup></b>	<b>460 sq ft</b>
<b>First Floor (excluding balcony):</b>	<b>522.01m<sup>2</sup></b>	<b>5,619 sq ft</b>
<b>Balcony:</b>	<b>135.07m<sup>2</sup></b>	<b>1,454 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

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

## RENT

**£80,000** per annum exclusive of rates, service charge and vat

## SERVICE CHARGE

There is an annual service charge of circa £45,000 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** **£75,000**  
**(2023 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.

## 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**

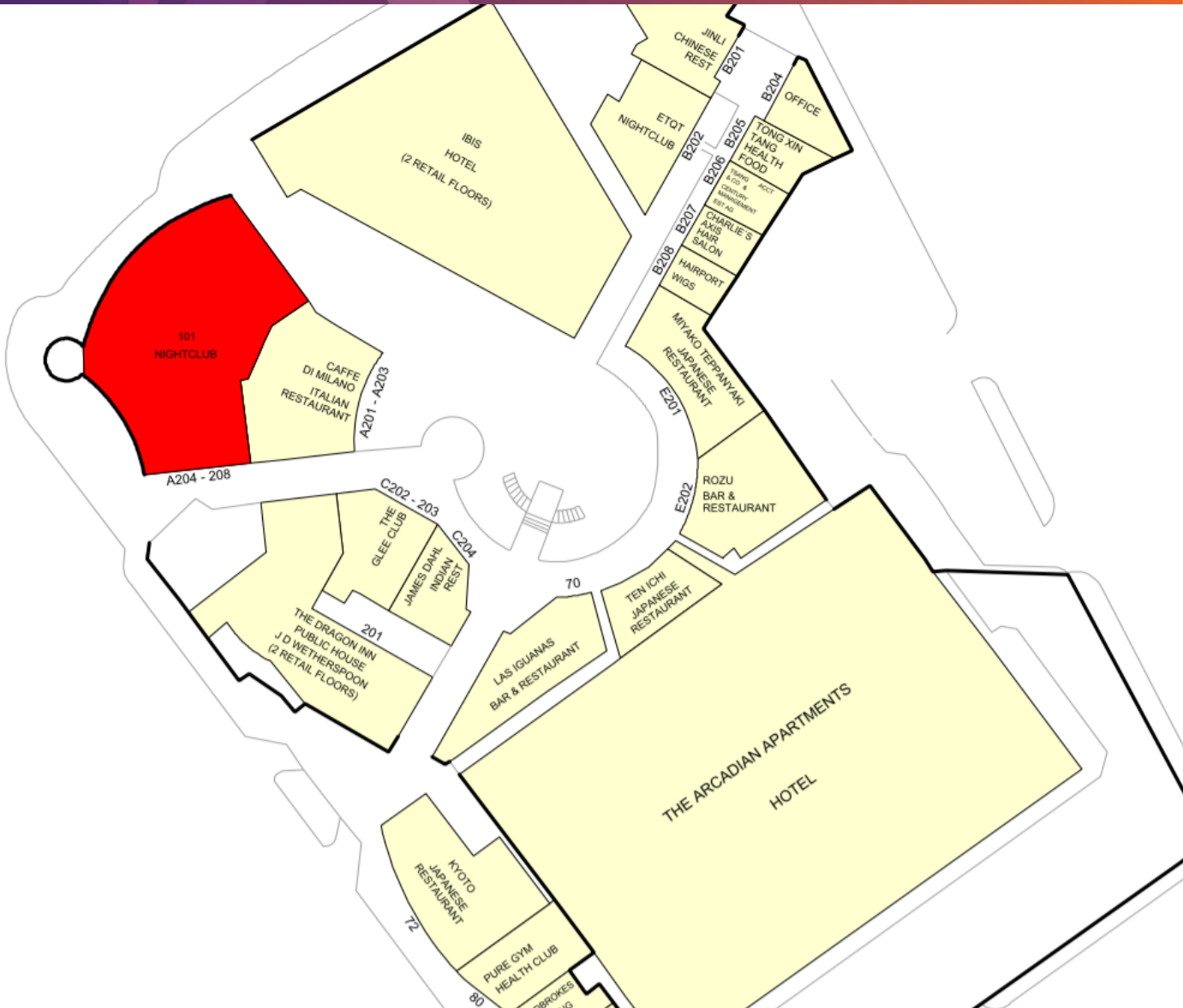
  
**CREATIVE RETAIL**  
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**\*\* SUBJECT TO VACANT POSSESSION \*\***

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