

PRIME FOOD & BEVERAGE PITCH

BIRMINGHAM CITY CENTRE

Edmund House 12 Newhall Street
Birmingham B3 3EW



AVISON
YOUNG

VA
CREATIVE RETAIL
PROPERTY CONSULTANTS

OPPORTUNITY TO ACQUIRE 2,356 SQFT (218.3 SQM)

SITUATION

Birmingham is one of Europe's youngest cities, with 40% of the population under the age of 25.

With an urban area population of approx. 2.9 million (2020 estimate) and a metropolitan population of approx. 3.7 million (2020 estimate), it is firmly established as the UK's second city.

Birmingham's economy is strong and well-balanced, and it is a major driver of UK growth.

It is one of the fastest growing cities in the United Kingdom and Europe, with the continent's tenth largest city economy.



LOCATION

The premises are located at the top of Newhall Street close to the junction with Colmore Row and Bennetts Hill. It is located in the heart of Birmingham's Central Business District (CBD) which has significantly grown its F&B offer in recent years.

The property is situated directly behind the new office development at 103 Colmore Row which incorporates the rooftop restaurant Orelle and a short walk of the new Paradise development where bar/restaurant occupiers include:

DISHOOM ROSA'S THAI ALBERTS SCHLOSS

Other new operators scheduled to open this year include Yorks Coffee and F1 Arcade. Ashas Restaurant is located immediately adjacent whilst Pret A Manger are situated opposite. Other F+B operators in close proximity include:

VAGABOND

BUNDOBUST

Dirty martini

COZY CLUB

THE COLMORE

THEATRIX





**FOR
FURTHER
INFORMATION
PLEASE
CONTACT:**

**AVISON
YOUNG**

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BUSINESS RATES

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

Rateable Value: £48,750

Rates Payable (2023/4): £24,960

Interested parties are advised to make their own enquiries to the local billing authority.

PLANNING

The property has the benefit of Class E planning consent. Alternative uses such as sui generis Bar use maybe possible subject to planning permission.

EPC

The property has an energy rating of A23.

VAT

Vat will be charged at the standard rate.

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