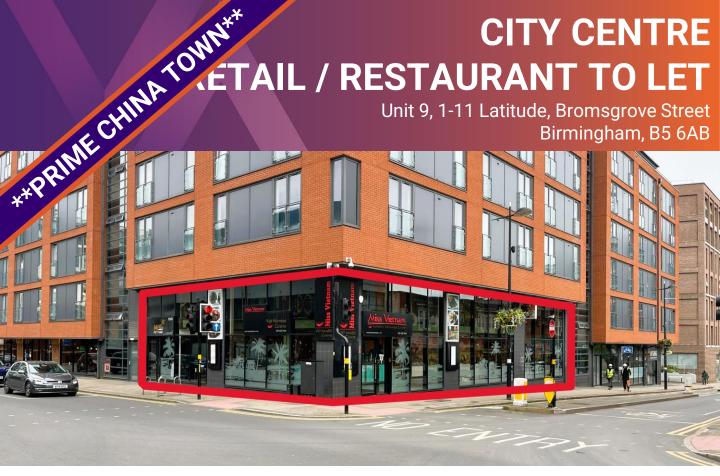
CITY CENTRE ETAIL / RESTAURANT TO LET

Unit 9, 1-11 Latitude, Bromsgrove Street Birmingham, B5 6AB



LOCATION

Birmingham is the UK's 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 destinations.

DESCRIPTION

This property occupies a prominent corner position within the heart of the Chinese Quarter on the juncture of Bromsgrove Street and Hurst Street and opposite the Arcadian Leisure development in Birmingham City Centre. China Town is now one of Birmingham's premier leisure destinations, with theatre, 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, Las Iguanas, as well as an array of quality independent bars and restaurants.

ACCOMODATION

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

Ground Floor:	315,60 sq m	3,397 sq ft
Mezzanine Floor:	195.84 sq m	2,108 sq ft

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

C 57. A copy of the Energy Performance Certificate can be made available upon request.

RFNT

£125,000 + VAT per annum exclusive.

SERVICE CHARGE (inc INSURANCE)

There is an annual variable service charge of £6,948 (VAT not applicable).

RATEABLE VALUE

RV: £61,500 (2023)

Qualifying businesses may benefit from up to 75% rates relief through the retail, hospitality and leisure relief scheme which is available until 31st March 2025. All interested parties should verify the above with the Local Authority.

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

SUBJECT TO CONTRACT SUBJECT TO VACANT POSSESSION

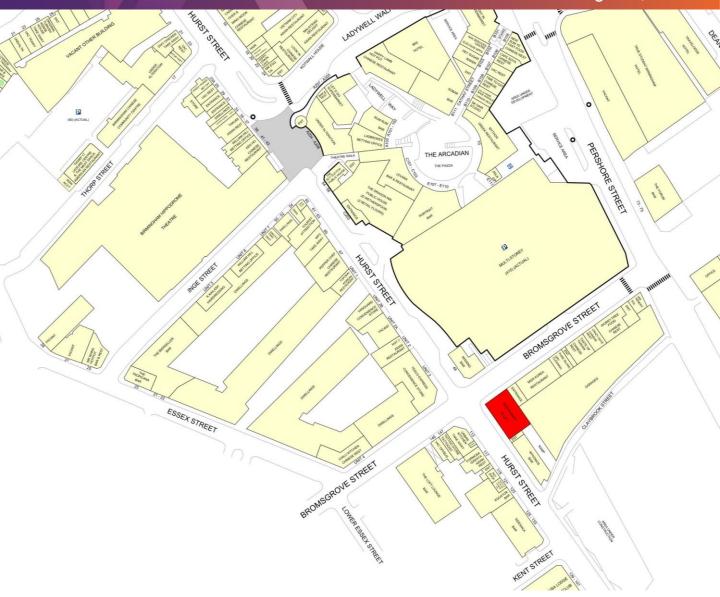


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