

****PRIME F&B OPPORTUNITY****

TO LET

20 Bennetts Hill
Birmingham
B2 5QJ



LOCATION

The property occupies a prime position on Bennetts Hill close to its junction with New Street. Bennetts Hill is a well-established food and beverage pitch in Birmingham City Centre. A popular location for bar and restaurant operators including; **ASK Italian, Franca Manca, Bodega, Fat Hippo, Rudy's Pizza, Cosy Club, Lost & Found, Sun on the Hill, Dirty Martini** and many more in close proximity.

DESCRIPTION

The premises are arranged over ground, mezzanine, lower ground and basement levels. The basement area benefits from good floor to ceiling height and good access. An extraction system is in place, in good condition ready for immediate use.

ACCOMODATION

The premises comprise of the following approximate floor areas:-

Ground Floor:	1,373 sq ft	127.56 sq m
Mezzanine:	464 sq ft	43.11 sq m
Lower Ground:	568 sq ft	52.77 sq m
Basement:	2,174 sq ft	201.97 sqm

TENURE

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to five yearly rent reviews.

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.

RENT (in excess of)

£120,000 + VAT per annum exclusive.

SERVICE CHARGE

A service charge is applicable. Details upon request.

INSURANCE

To be confirmed.

EPC

D (85). A copy of the Energy Performance Certificate can be made available upon request.

RATEABLE VALUE (2023 Assessment)

£60,000

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.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

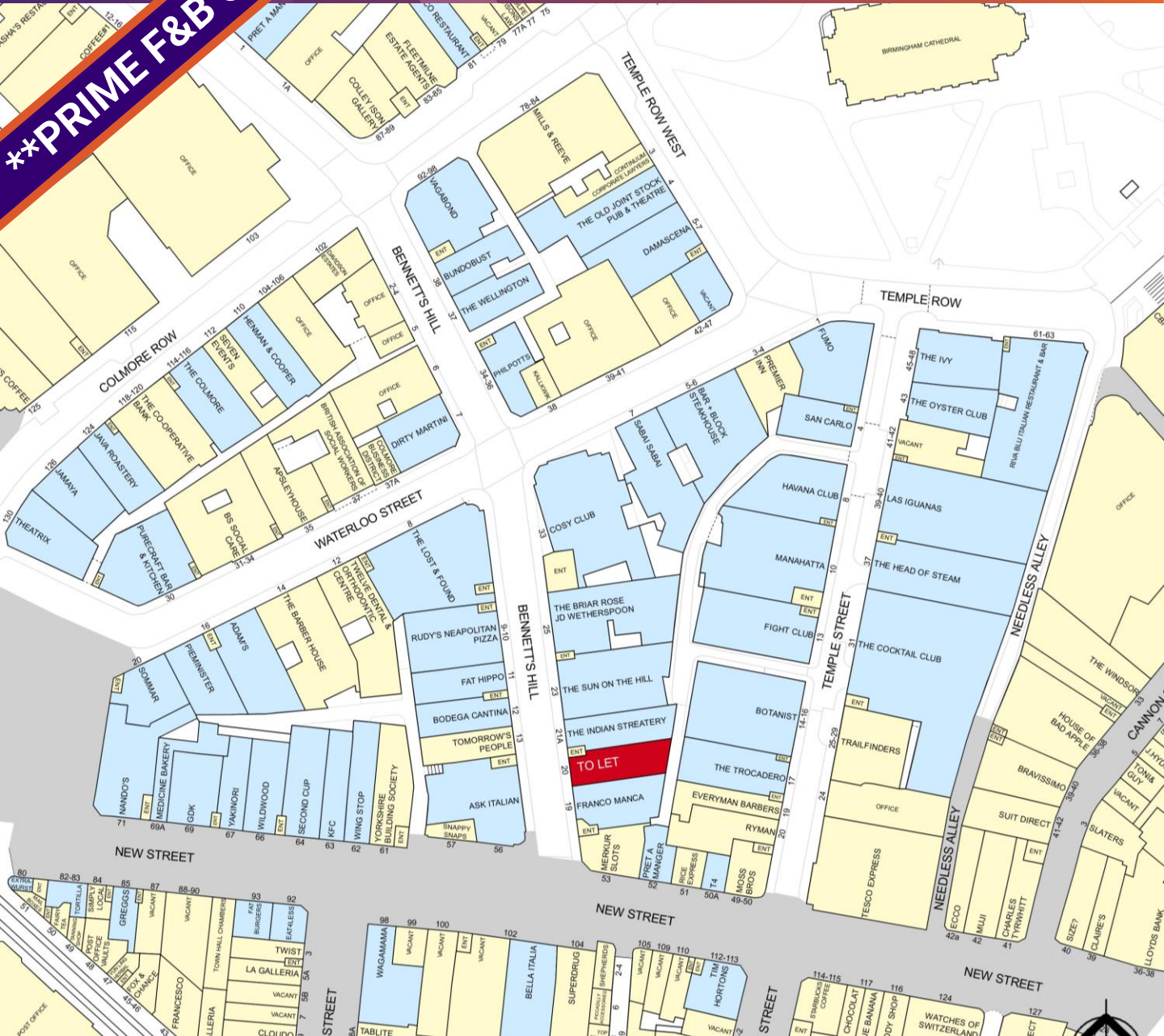
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