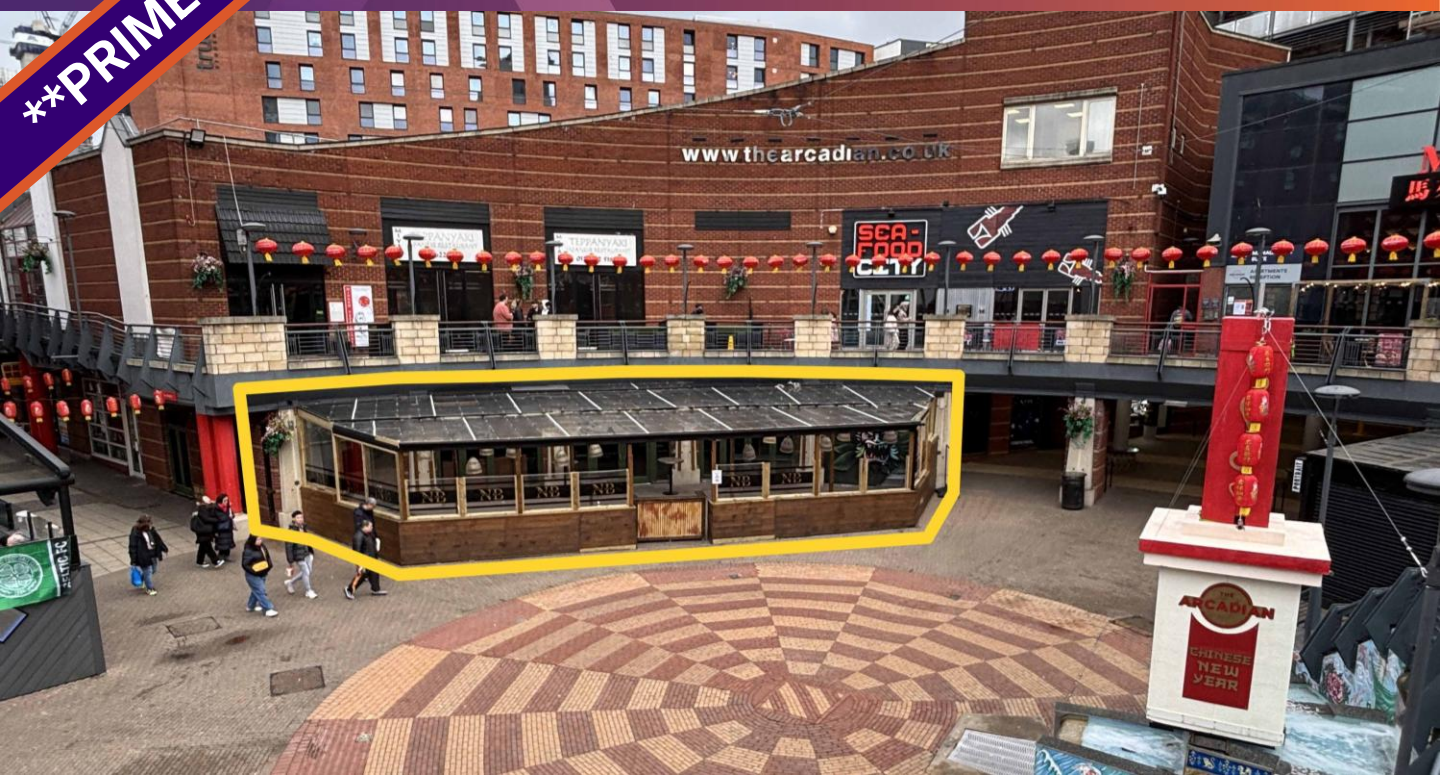


**\*\*PRIME CHINA TOWN\*\***

# RESTAURANT TO LET

Unit E101-E106, The Arcadian  
Hurst Street  
Birmingham  
B5 4TD



### 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

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, Las Iguanas**, as well as an array of quality independent 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:</b>	<b>398.28 m<sup>2</sup></b>	<b>4,287 sq ft</b>
<b>Outdoor Terrace:</b>	<b>57.60 m<sup>2</sup></b>	<b>620 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.

### EPC

E 113. EPC can be made available upon request.

### RENT

**£100,000 + VAT** per annum exclusive.

### SERVICE CHARGE

There is an annual variable service charge of **£45,635 + VAT**.

### INSURANCE

There is an annual insurance contribution of **£3,500 + VAT**.

### RATEABLE VALUE

**RV: £68,500** (2023)

Qualifying businesses may benefit from up to 40% rates relief through the retail, hospitality and leisure relief scheme from 01<sup>st</sup> April 2025. All interested parties should verify the above with the Local Authority.

### 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 VP**



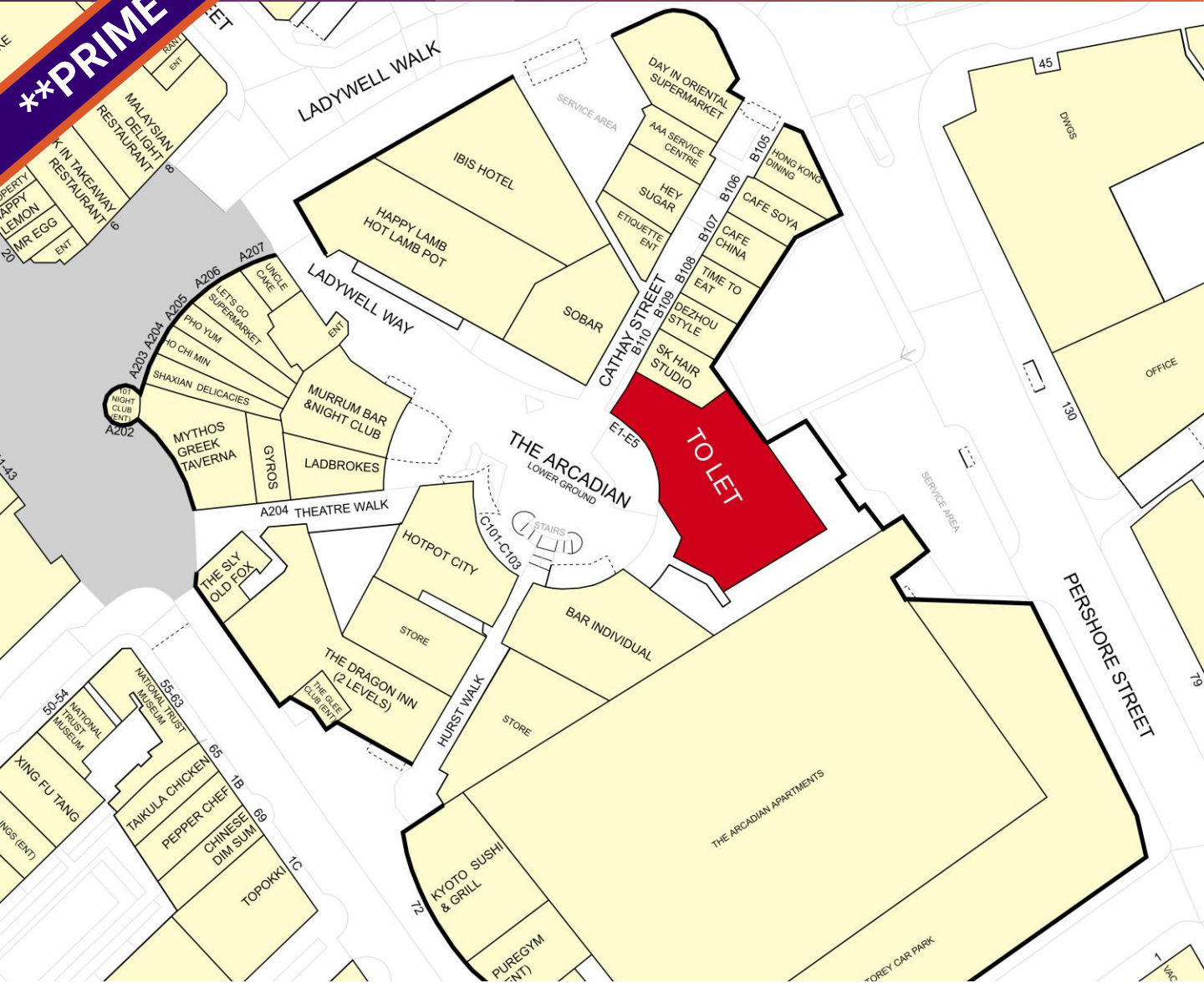
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