

****PRIME PUB OPPORTUNITY****

PUB TO LET

The Sly Old Fox

54-56 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 **Sly Old Fox** is an historic Victorian pub situated opposite the famous Hippodrome Theatre in Hurst Street, Birmingham past customers include Charlie Chaplin and Laurel & Hardy. This traditional pub forms part of the Arcadian Leisure development in Birmingham City Centre. The Arcadian located in 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.

ACCOMODATION

The premises comprises a former public house over ground, basement, first and second floors. We are advised the total floor area over the four floors is approx. **4,560 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.

EPC

EPC can be made available upon request.

RENT

Offers invited in excess of **£55,000 + VAT** per annum exclusive.

SERVICE CHARGE

There is an annual variable service charge of **£50,166.88 + VAT**.

INSURANCE

There is an annual insurance contribution of **£3,604.76 + VAT**.

RATEABLE VALUE

RV £48,000 (2023)

Qualifying businesses may benefit from up to 40% rates relief through the retail, hospitality and leisure relief scheme available from 01st 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 Agents Creative Retail.

SUBJECT TO CONTRACT & VACANT POSSESSION



CREATIVE RETAIL

PROPERTY CONSULTANTS

0121 400 0407

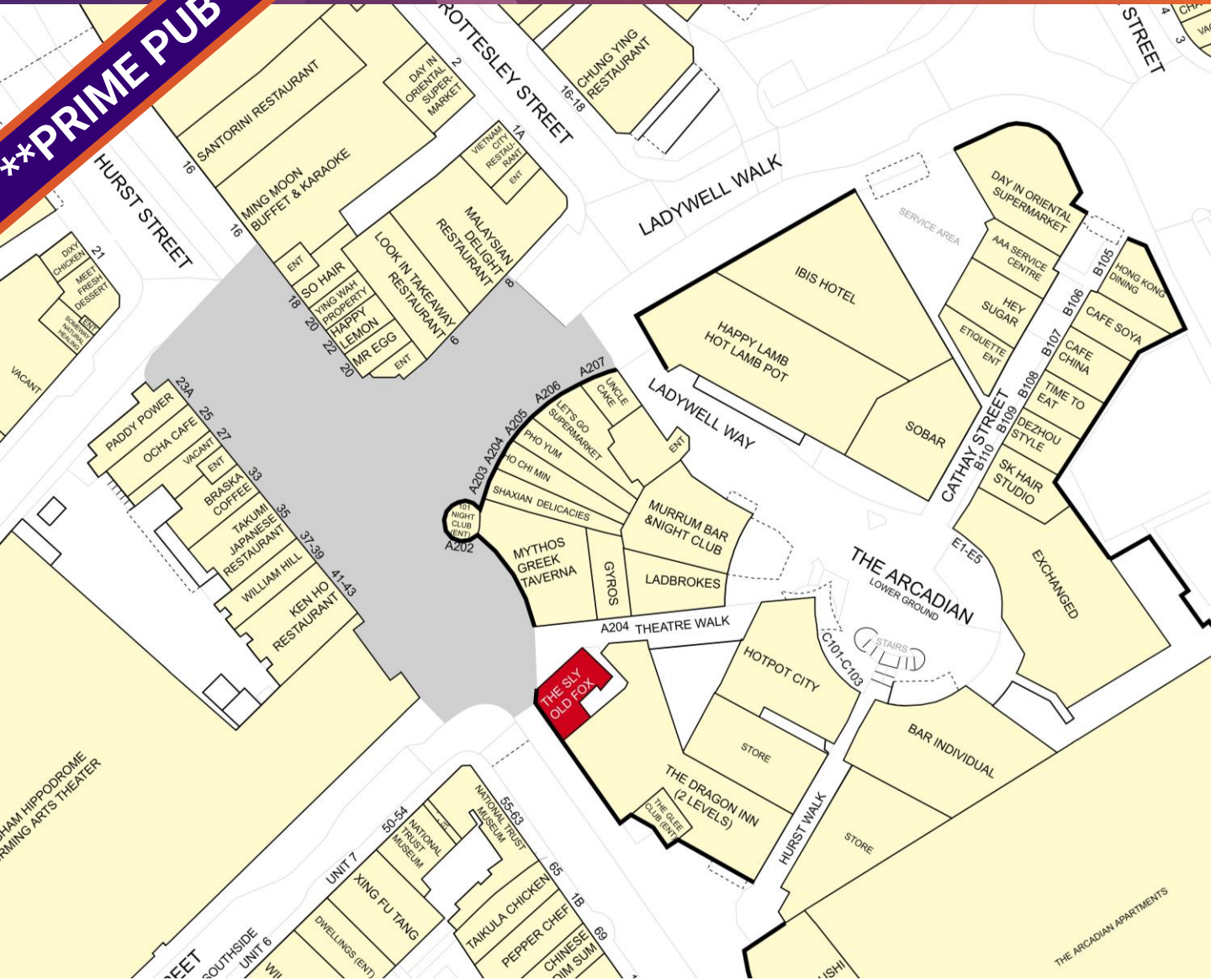
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