

TO LET

Retail/Restaurant Unit

Subject to VP

Ground Floor
3,397 sq.ft (315.60 sq.m)

Mezzanine Floor
2,108 sq.ft (196.84 sq.m)

PRIME
CHINA
TOWN



Unit 9, Bromsgrove Street, Birmingham, B5 6AB

- Located on the prominent corner position within the heart of the Chinese Quarter
- Ground and Mezzanine floor retail/restaurant premises
- Opposite the Arcadian Centre in Birmingham City Centre
- Nearby retailers include The Hippodrome Theatre, Glee Club, Ibis Hotel, Las Iguanas
- Array of quality independent bars and restaurants nearby

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	3,397	315.60
Mezzanine Floor	2,108	195.84
TOTAL	5,505	511.44

Description

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.

Rent

£125,000 pa exclusive of rates, VAT and service charge.

Rateable Value

£61,500

Services

The unit has electricity and water connected.

Service Charge & Insurance

The service charge £6,948 plus VAT. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

The property has an EPC Rating of C:57.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Location - B5 6AB

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.

Viewing

Strictly via prior appointment with the appointed agent:

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