

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# LEASE FOR SALE

GROUND FLOOR RESTAURANT PREMISES

**55 NEWHALL ST, BIRMINGHAM,  
B3 3RB**



**5,532 SQ FT (514 SQ M)**

- PROMINENT LOCATION
- DDA COMPLIANT
- RESTAURANT CONSENT
- PREMIUM APPLICABLE

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
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MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

#### Location

The property lies at the heart of Birmingham's business district, on Newhall Street, close to the junction with Great Charles Street Queensway. Snow Hill and New Street railway stations are within walking distance and only a 5 minute drive from junction 6 of the M6 and 20 minutes from junction 6 of the M42 which provides direct access to the wider motorway network including the NEC, Birmingham International Airport and Birmingham International Railway Station.

#### Description

The premises comprise of an attractive four storey character building of red brick construction with a white concrete façade. Internally the property is split to provide a self-contained restaurant on the ground and basement floors with various office suites arranged over the upper floors which are accessed via glazed aluminium doors off the main Newhall Street. The bar & restaurant is of open plan configuration and benefits from laminated flooring, plaster & painted walls & ceilings and air conditioning. The main kitchen is on the lower floor as well as storage rooms and WC facilities. On the first floor there is also a separate function room available by separate negotiation.

#### Accommodation

AREA	SQ FT	SQ M
Ground Floor	2,680	249
Basement	2,852	265
<b>TOTAL</b>	<b>5,532</b>	<b>514</b>

#### Planning

We have been informed by the landlord that planning permission has been granted for A3/A4 bar & restaurant use. This makes it suitable for a variety of retail uses.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

#### Services

We are advised all main services are connected.

#### Tenure/Rent

The restaurant premises are available on an IRI basis, subject to contract. The quoting rent is based upon £85,000 per annum exclusive. A premium of £100,000 is sought in respect of the fixtures & fittings. Further details available upon request.

#### Service Charge

We understand that a service charge is to be levied to cover the cost of services provided by the Landlord.

#### Business Rates

The property is currently listed within the 2017 rating listing as having a rateable value of £25,750. Rates payable will be in the region of £12,334.25 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

#### VAT

The property is elected for VAT.

#### Viewing

Strictly by prior appointment with the sole letting agents, Mason Young Property Consultants.

#### Contact Details

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