



**TO LET**

City Centre, Canal Side Bar / Restaurant Premises

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



# 21 Ludgate Hill Birmingham B3 1DW

A most attractive canal side Bar Restaurant located within close proximity to St Paul's Square and Birmingham City Centre.

## Location

The property is situated on Ludgate Hill at its Junction with Water Street in the Jewellery Quarter area of the City Centre.

The property sits only 100 yards from St Pauls Square in the heart of the professional quarter and only a short walk from both Birmingham City Centre and Birmingham's historic Jewellery Quarter.

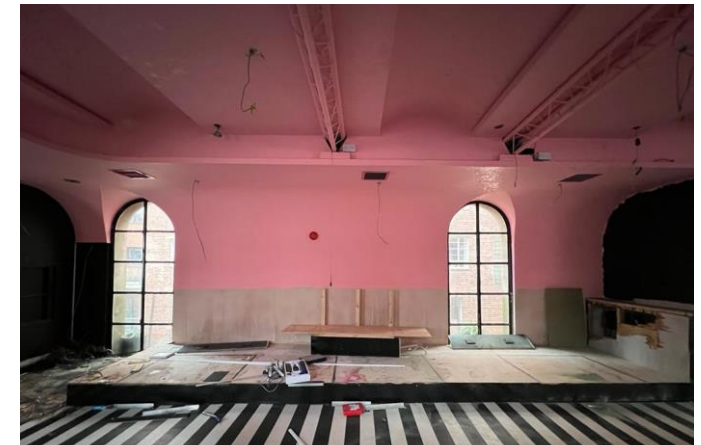
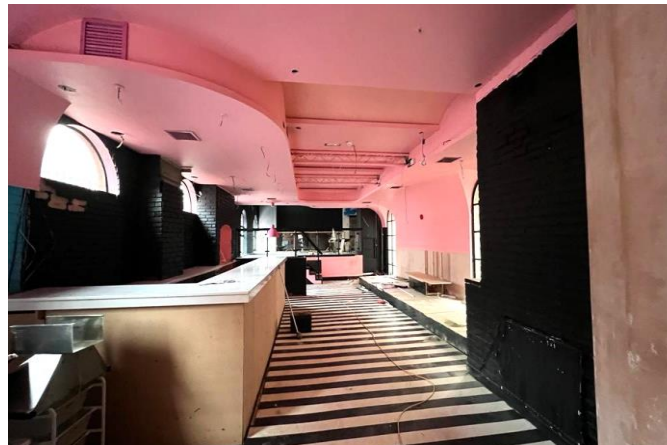
Being situated adjacent to the A38 the location offers excellent communication links with the A38(M) Aston Expressway within 1 mile and links with J6 of the M6 at Spaghetti Junction.

The immediate area is well served by public transport with regular bus services and being within close proximity to Snow Hill rail and metro station.

## Description

The property comprises a substantial leisure premises arranged over two levels with access from both Ludgate Hill and Water Street.

Being predominately open plan in its configuration the property is entered via a character doorway into a large reception with cloak rooms and toilet facilities.





A bar area is situated to the left side of the property and a raised stage area at the rear.

The lower ground floor opens onto the canal being open plan in the main.

A fitted kitchen is situated to the rear with dumb waiter serving the upper floor.

The frontage also benefits from pavement seating provided via a raised decked area with wooden booth seating.

### Accommodation

Total (NIA) 4,000 ft<sup>2</sup> (371.60 m<sup>2</sup>) approximately

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £60,000 per annum exclusive.

### VAT

All prices are quoted exclusive of VAT.

### EPC - Energy Performance Certificate

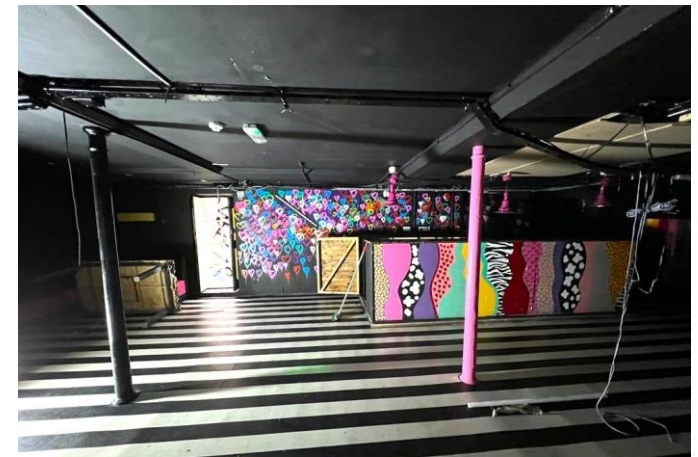
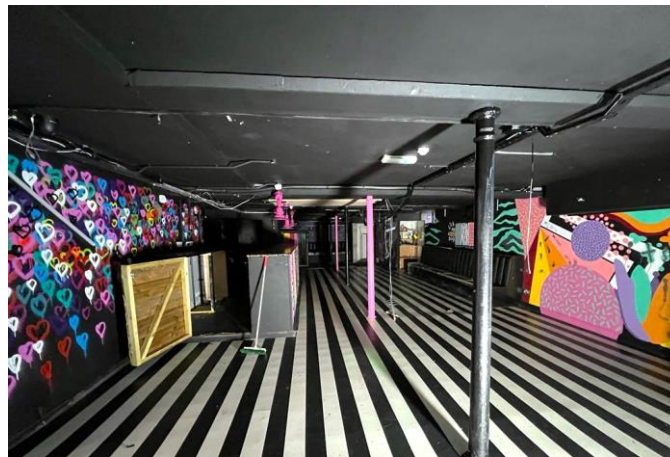
Available upon request from the agent.

### Services

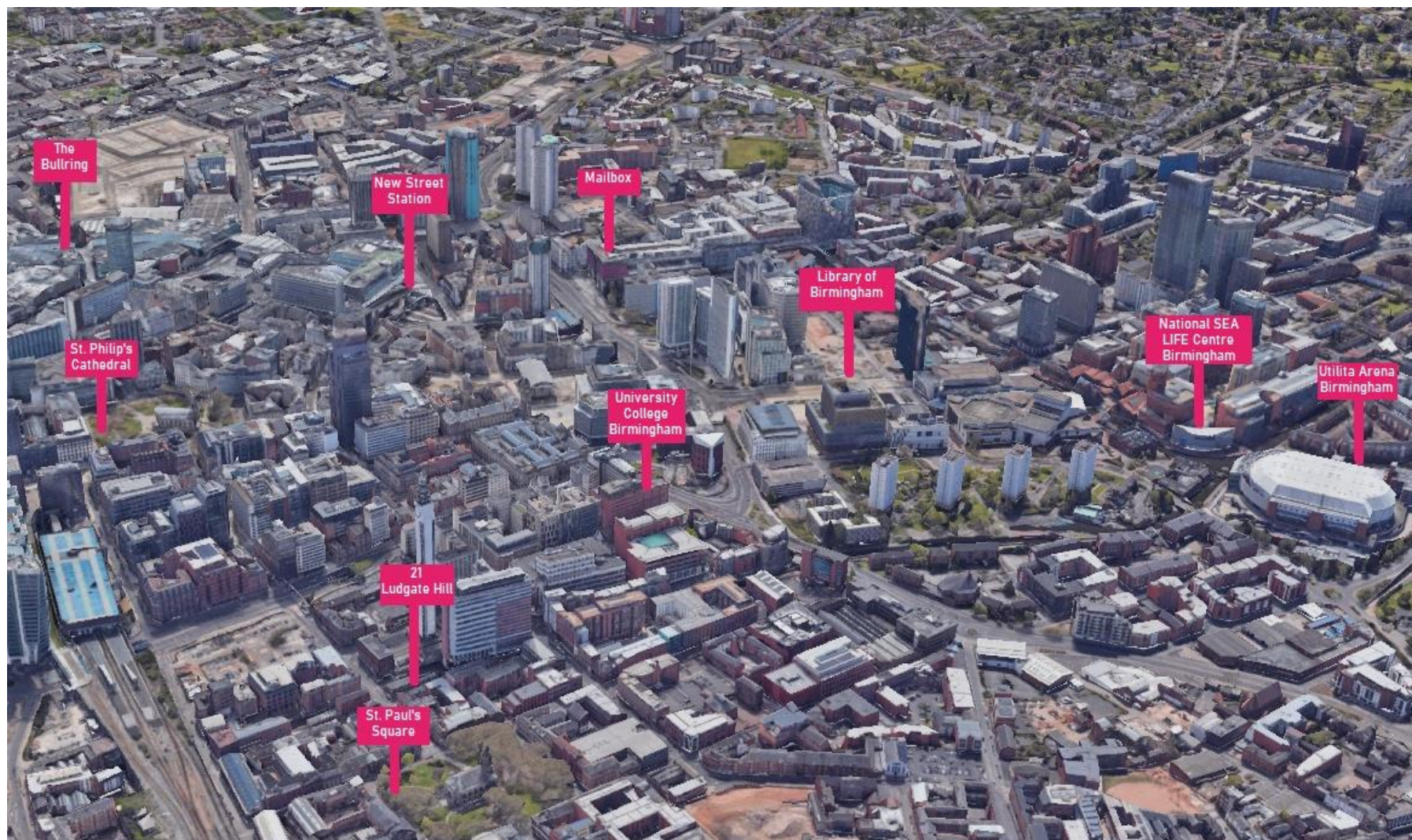
We understand the property is connected to all main services.

### Viewings & Further information

Strictly via the sole letting agent Siddall Jones on:  
0121 638 0500







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.