

LEISURE | TO LET

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5-11 FLEET STREET, BIRMINGHAM, B3 1JP

3,320 TO 7,931 SQ FT (308.44 TO 736.81 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Unique Opportunity to Lease a Former Bar and Restaurant Situated on the Cusp of Birmingham City Centre and the Historic Jewellery Quarter.

- Bar/Restaurant/Event Space
- Private Courtyard
- Central Location
- Can Be Split



DESCRIPTION

This characterful property features a welcoming gated courtyard fronting Fleet Street, previously used as an outdoor seating area. Entry is via double doors into a front of house reception and bar area, leading through to a spacious open-plan seating area, well suited for dining or flexible customer use.

The layout includes a commercial kitchen, multiple storage rooms, and W/C facilities. An internal staircase leads to the first floor, which opens into an additional bar or dining area.

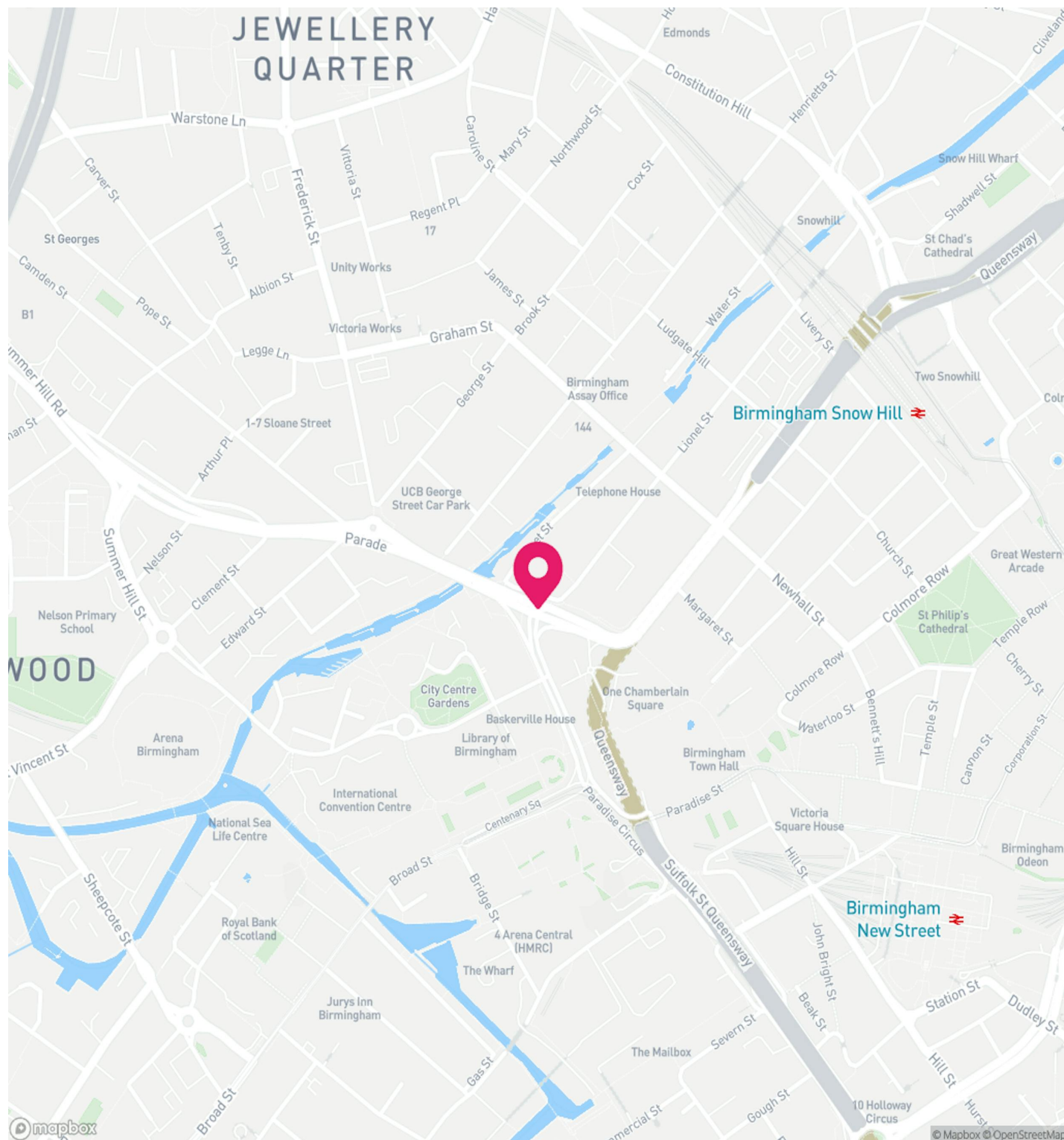
The premises can be let as a whole or potentially split into two self-contained units, with separate entrances already in place.



LOCATION

The property is ideally located with excellent transport links and easy access to key areas of Birmingham. Both Birmingham Snow Hill and New Street stations are within walking distance, offering regular rail services across the region and to major UK cities. The nearby West Midlands Metro provides quick tram connections across the city and towards Wolverhampton.

By road, the property sits close to the A38, giving direct access to the A38(M) and onward to the M6, M5, and M42 motorways—all reachable within 10 to 25 minutes. The city centre, including Colmore Row, Grand Central, and the Bullring, is just a short walk away, while Brindley Place and Broad Street offer nearby options for dining, leisure, and entertainment. Local bus routes also serve the area well, making travel around Birmingham convenient and efficient.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.

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BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

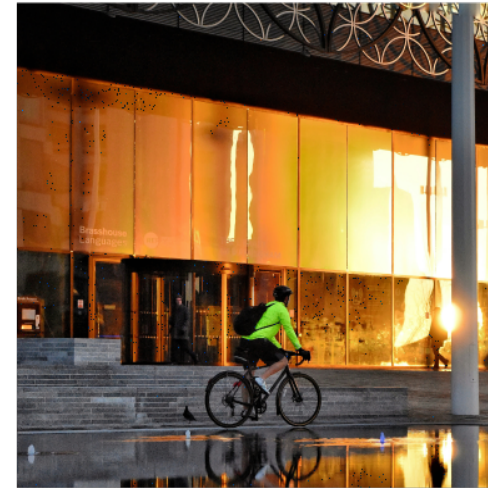
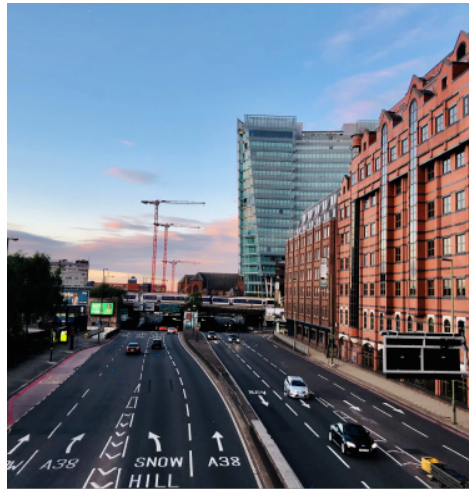
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



VAT

All prices quoted are exclusive of VAT, which we understand may be payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£30,000 - £50,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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