

LEISURE, OFFICE, RETAIL | TO LET

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GROUND FLOOR UNIT, PARK REGIS, 157 BROAD STREET, BIRMINGHAM, B15 1DT
2,164 SQ FT (201.04 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Retail/Leisure Premises Situated on Broad Street and Five Ways, Suitable for a Variety of Uses (Subject to Planning)

- Two Storey Premises
 - Situated in an Established Location
 - Suitable for a Variety of Uses - STPP
 - Low Rental and Flexible Terms
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DESCRIPTION

The property occupies a prominent position within an established retail and leisure location, benefiting from strong footfall and excellent visibility to passing traffic.

The premises comprise a two-storey building formally occupied by Betfred as a betting office. The ground floor provides a fully glazed shop front with a central pedestrian entrance leading into an open plan sales area.

The accommodation benefits from a suspended ceiling with inset lighting, air-conditioning, carpet and tiled floor finishes, and double glazed display windows.

To the rear of the ground floor there are welfare facilities and a staircase providing access to the first floor.

The first floor offers open plan accommodation previously utilised for storage but equally suitable for a range of alternative uses, including office space, additional retail, leisure, or storage. Additional welfare facilities are also provided at this level.

Overall, the property offers flexible accommodation suitable for continued retail or leisure use, or potential adaptation to suit a variety of occupiers.

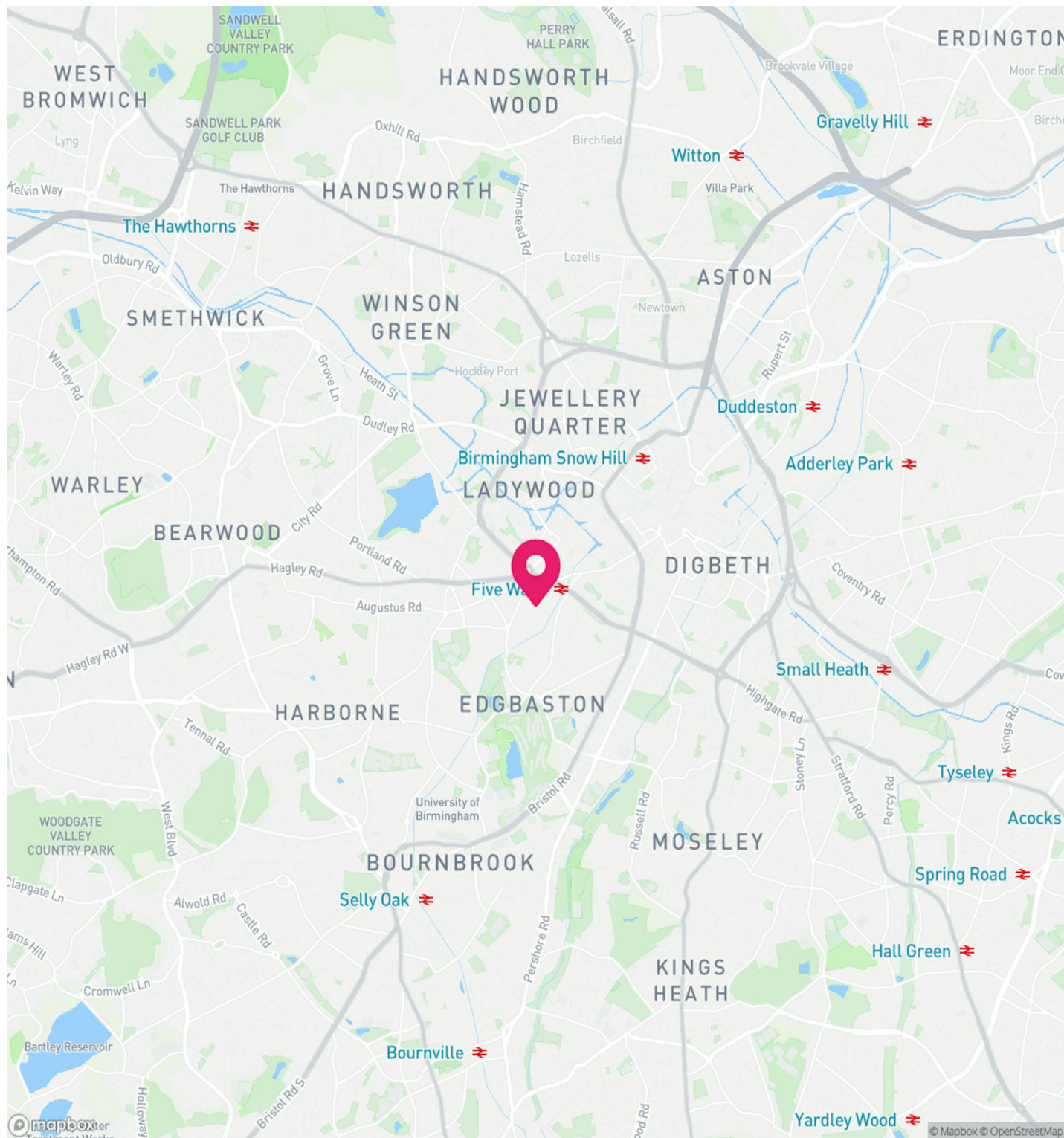


LOCATION

The property is situated fronting Broad Street, one of Birmingham's most dynamic entertainment destination. It is adjacent to Five Ways Island within the inner ring road and is accessed just off Islington Row Middleway (A4540).

Located within a short walk of both Five Ways Train Station and West Midlands tram line, the property is extremely well connected to the heart of Birmingham and the wider area.

The unit fronts the busy Broad Street in Birmingham and is situated near to a number of leisure operators, including but not limited to: Lavatte Café, The Gym, Boom Battle Bar, and Cineworld.



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.

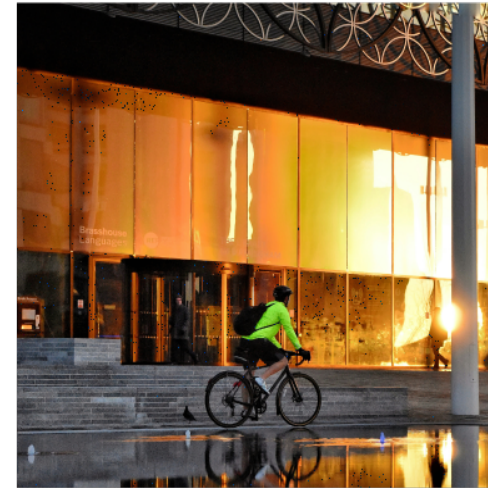
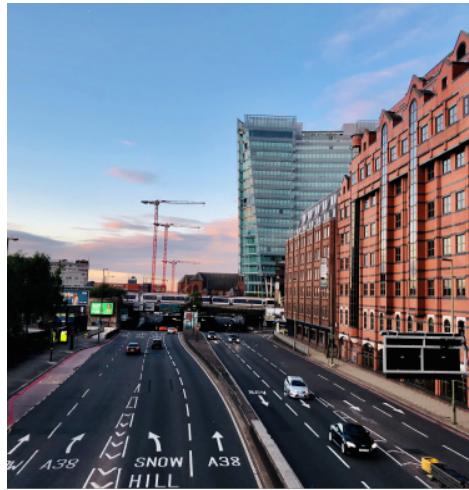
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	1,150	106.84	Available
1st - First Floor Storage/Office	1,014	94.20	Available
Total	2,164	201.04	

TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £22,500 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

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

LEGAL COSTS

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

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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

EPC

B (44)

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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