

# REGENCY WHARF

Regency Wharf,  
Broad Street,  
Birmingham B1 2DS

Bar / Restaurant To Let  
Unit 5A  
3,927 sq ft (365 sq m)



# REGENY WHARF

## LOCATION

Regeny Wharf is perfectly positioned in the heart of Birmingham's prime leisure and office districts.

The estate sits at the northern end of Broad Street, adjacent to the four star Hyatt Regency Hotel, and is instantly recognisable from its iconic ghost writing and graffiti installations. This site also occupies a central location between Brindleyplace, Centenary Square, Gas Street Basin and the new 1m sq ft Arena Central development.

The leisure units/Rum Runner Yard can all be accessed via two main Broad Street entrances, as well from the canal side/ Gas Street Basin. Other occupiers at Regeny Wharf include Karaoke Box, Rub Smokehouse and Wetherspoon.

In addition, Rum Runner Yard was launched in October 2016. This dedicated events space has already hosted a variety of outdoor screening events in conjunction with the British Film Institute and Flatpack.

Nearby, Centenary Square is home to the 8,000 capacity International Convention Centre (ICC), the three hall Birmingham Repertory Theatre and the Library of Birmingham, which attracts over 2.5 million visitors a year.

Brindleyplace, the headquarters location of global firms such as Lloyds Banking Group, Royal Bank of Scotland and Deloitte, contains circa 1.2m sq ft of offices and a 30 unit restaurant scheme.

Arena Central is a 9.2 acre development site with circa 1m sq ft of mixed-use commercial space, Phase 1 of which is set to come online in 2017. This will include the new 210,000 sq ft office headquarters for HSBC's banking division and 250-bed Holiday Inn Express hotel.



# REGENCY WHARF

## AVAILABILITY

### UNIT 5

A fully fitted bar/restaurant unit over ground floor only with frontages to both Rum Runner Yard and the canal side.

The unit can be handed over in its existing specification or returned back to shell. There is also the potential to open up the Waterside aspect to improve the canal side views.

The subject premises benefits from A1/A2/A3 and D1 consent – alternative uses may be considered.

### RUM RUNNER YARD

A dedicated outdoor event space, situated in the central courtyard at Regency Wharf, which is suitable for outdoor screenings, live music and festivals.



# REGENCY WHARF

## FURTHER INFORMATION

### Rent

£80,000 pax

### Terms

The premises will be available on a new effectively full repairing and insuring lease.

### VAT

All figures quoted are exclusive of VAT which is applicable.

### Business Rates

The premises have a current Rateable Value of £82,000. The 2017 draft valuation shows an increase to £99,000. All interested parties should make their own enquiries with the Local Rating Authority on 0121 303 5509.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

### EPC

The Energy Performance Asset Rating of the premises currently falls within category E (116). A copy of the Energy Performance Certificate can be made available upon request.



Wright Silverwood & Hartnell Taylor Cook for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wright Silverwood & Hartnell Taylor Cook has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only. October 2017

## CONTACT - LETTINGS

**Scott Robertson** 0121 400 0407  
scott@creative-retail.co.uk

**James Woodard** 0117 946 4502  
james.woodard@htc.uk.com



0121 400 0407

www.creative-retail.co.uk



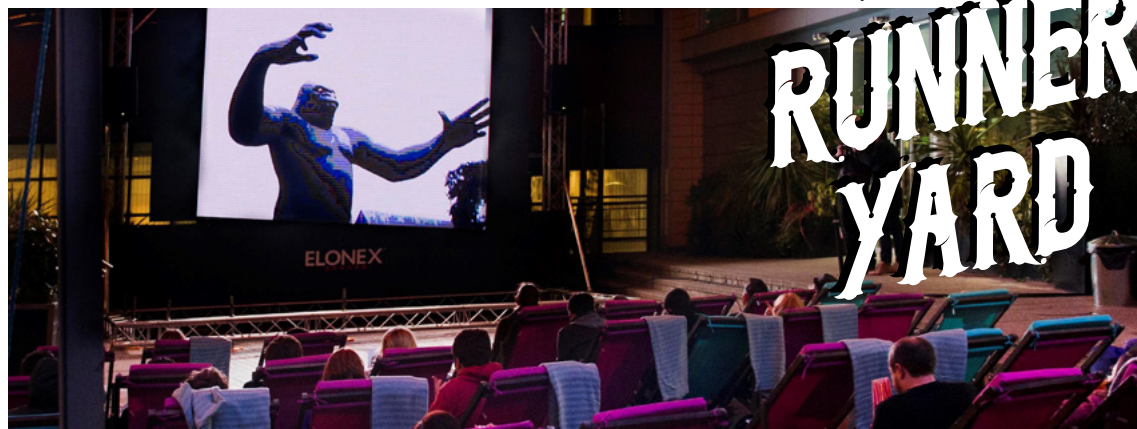
## CONTACT - EVENTS

**Juliet Teksnes** 07972 863 815  
rwevents@tekstudio.co.uk

TEK.studio

WWW.REGENCYWHARF.CO.UK

## Unit 5A formerly Blue Mango



# RUM RUNNER YARD