

# TO LET

## New Canalside Restaurant Opportunity

Unit C  
3 Brindleyplace  
Birmingham  
B1 2JB



## Summary

Providing more than 1.1m sq ft of retail, leisure and Grade A office space, Brindleyplace houses eleven iconic buildings providing a working environment for circa 10,000 people. In addition, the International Convention Centre (ICC), Symphony Hall, The National SEA LIFE Centre and Arena Birmingham (which is to host the new Legoland Discovery Centre), are all close by, adding year round valuable visitor attractions.

The property is adjacent to **All Bar One** with other nearby notable occupiers including: **Pizza Express, Café Rouge, Costa Coffee, EAT, Carluccio's, Pitcher and Piano, Boots, Spar** and **Café Nero**.

The property is situated on the canalside of 3 Brindleyplace, which boasts **Zizzi** and **Cau** as neighbouring restaurant operators. The site offers opportunity for outside seating and extensive views over the canal.

## Accommodation

The property extends to **5,080 sq ft (472sq m)** GIA. Outside seating is also available.

## Lease

The property is offered on the basis of a new 25 year term incorporating 5 yearly upward only rent reviews on an effective Full Repairing and Insuring lease at a rent of **£125,000** per annum (exclusive of business rates, service charge and VAT).



## Service Charge

Currently estimated at **£6.90** per sq ft per annum.

## Handover Spec

The unit will be handed over in shell condition with capped services. The tenant will be required to install their own shop front once the opening has been created by the landlord.

## Planning

The landlord will work in conjunction with the proposed tenant to achieve planning consent for A3/A4. uses.

## EPC

Energy Performance Rating – TBA

## Business Rates

TBA. We recommend interested parties make their own enquiries via the Valuation Office Agency on 03000 501 501.

## Legal Costs

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

## VAT

VAT, if applicable, will be charged at the standard rate.

## Viewing

Strictly by prior appointment with the joint agents.



For further information please contact:

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GVA

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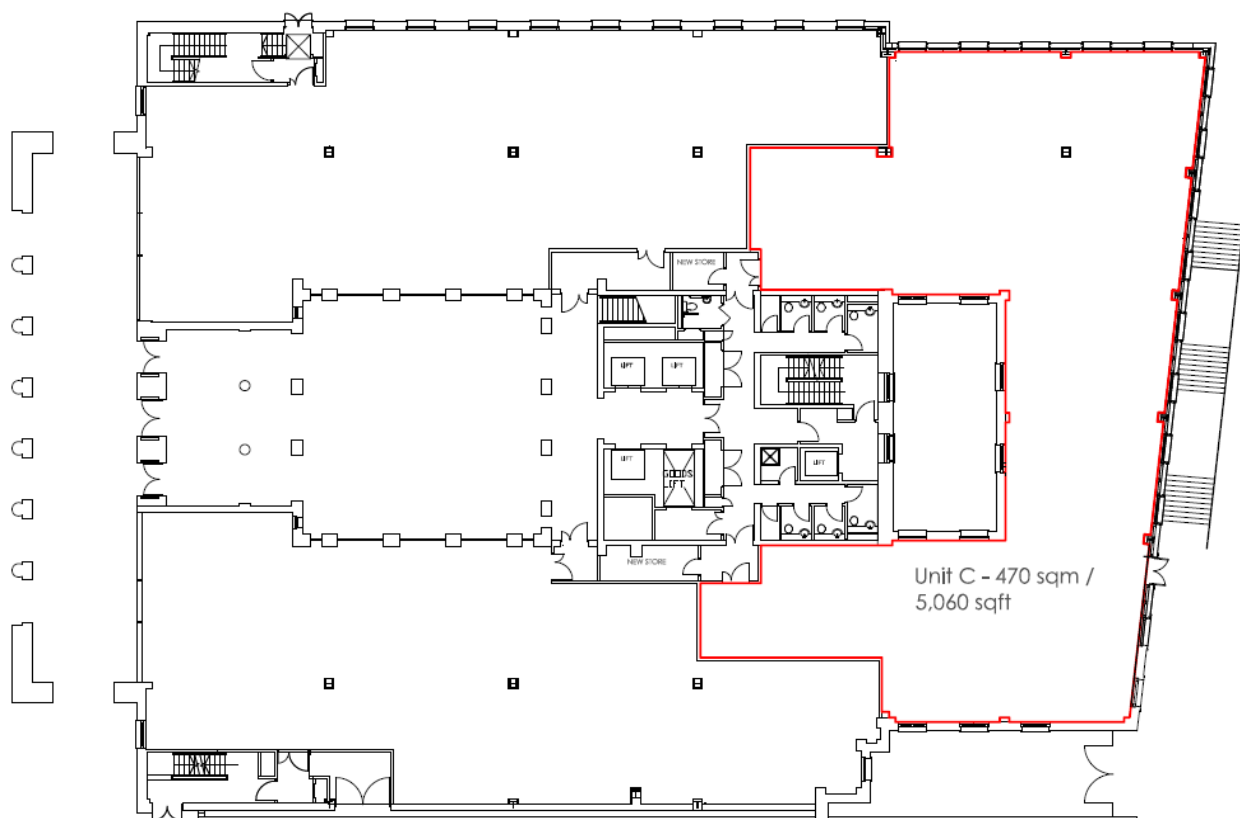
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