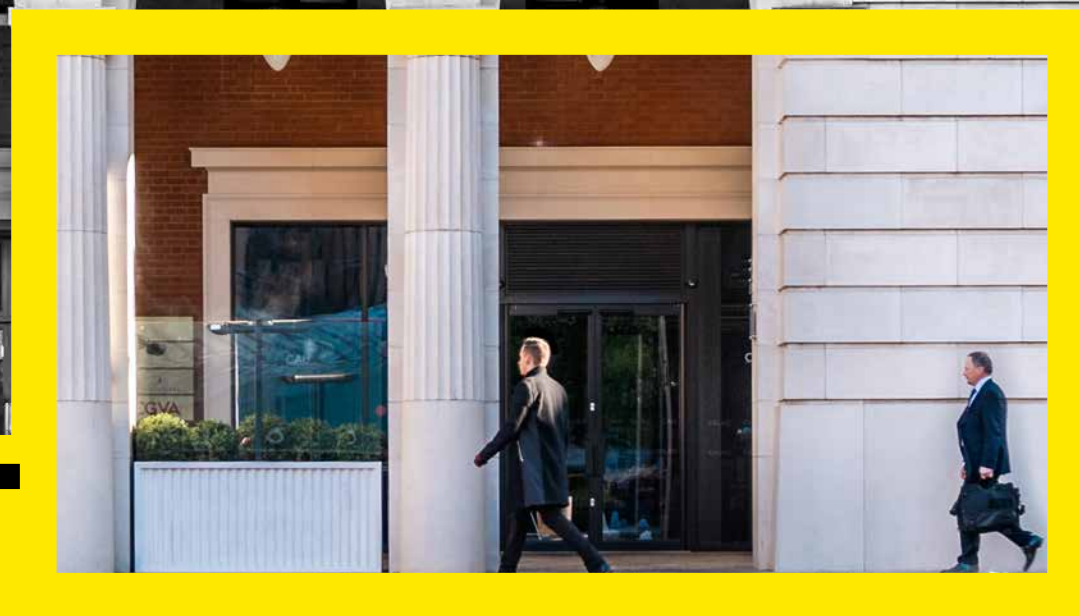


brindleyplace

Birmingham B1 2JB

BAR/ RESTAURANT OPPORTUNITY



Unit A, Three Brindleyplace - 3,971 sq ft / 369 sq m with external seating

AWARD-WINNING

public squares

4,000,000

visitors a year

10,000

employees work on the estate



UK'S

youngest & fastest growing city



890

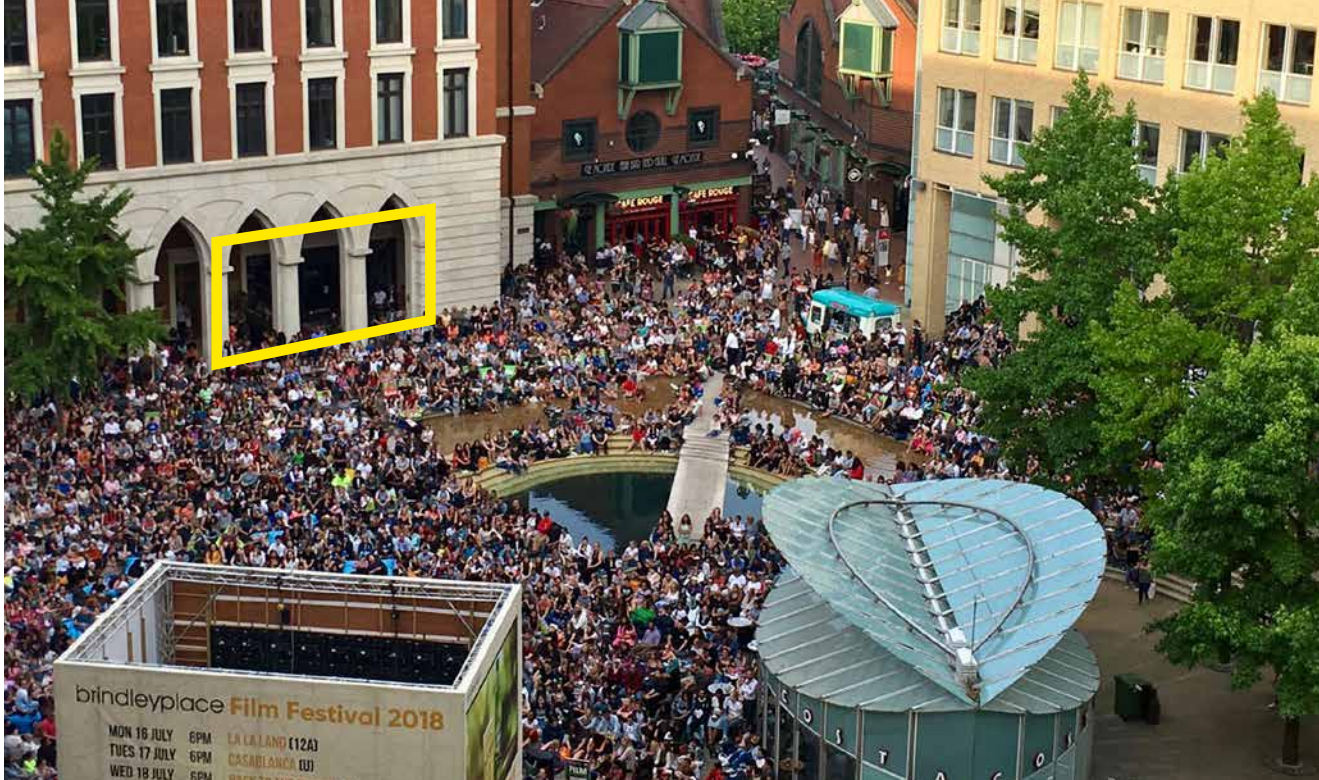
parking spaces



25

bars, restaurants & cafés

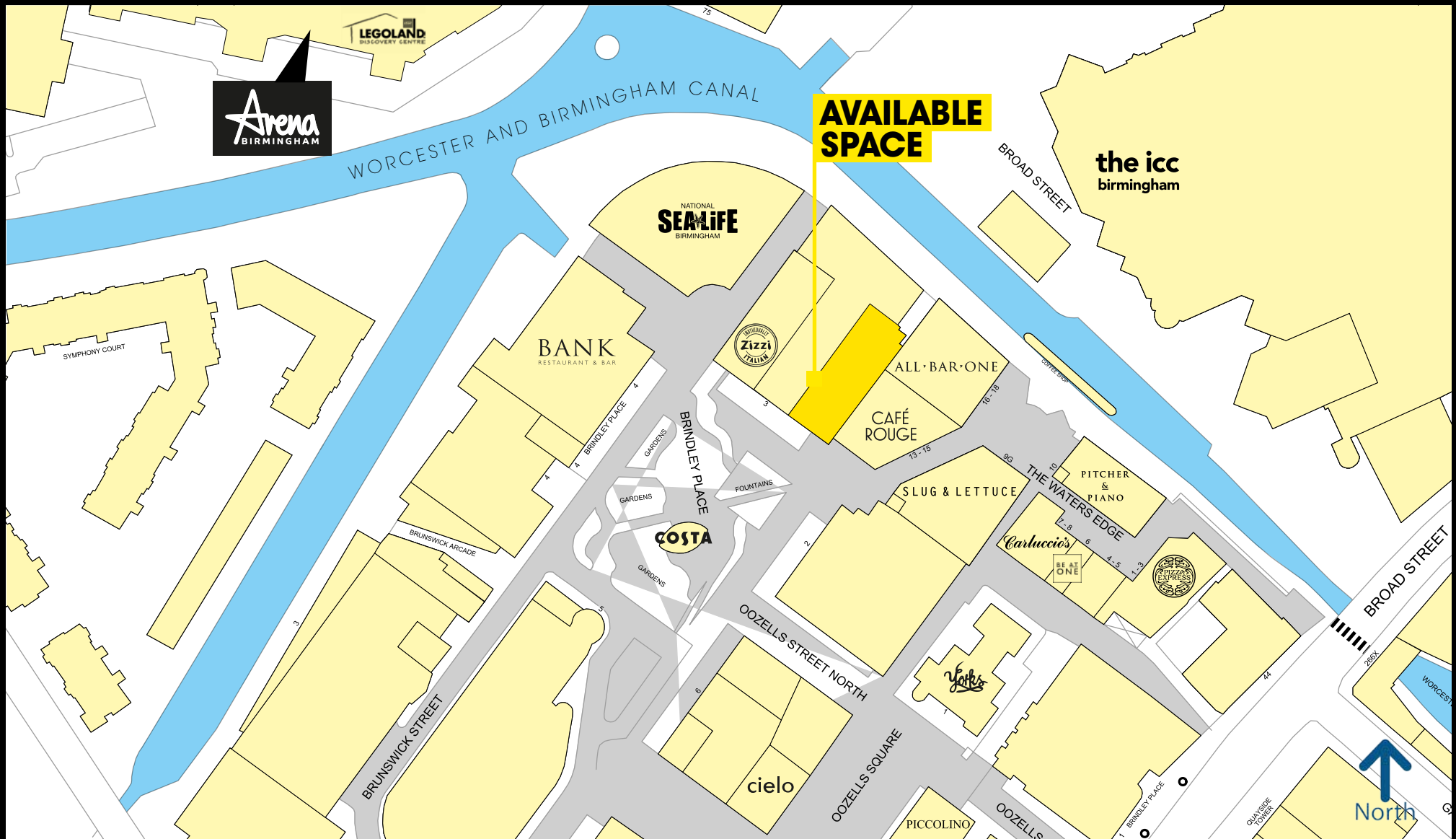




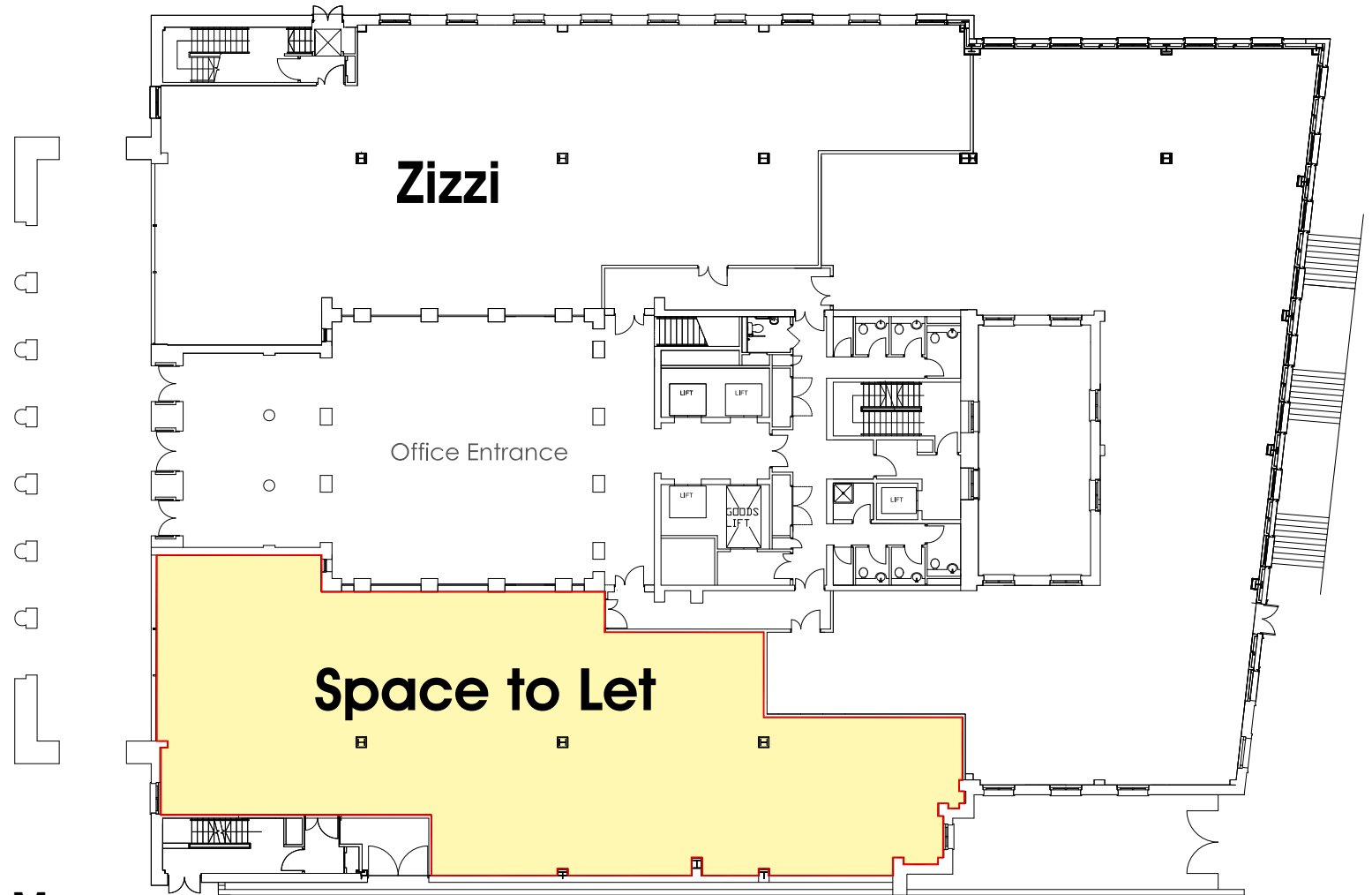
Providing more than 1.1 million sq ft of retail, leisure and Grade A office space, Brindleyplace houses eleven iconic buildings providing a working environment for circa 10,000 people.

In addition, the International Convention Centre (ICC), Symphony Hall, The National SEA LIFE Centre and Arena Birmingham home to a new 35,000 sq ft Legoland Discovery Centre are all close by, adding year round valuable visitor attractions. The property is prominently located on the main square of Brindleyplace which hosts events throughout the year.

ESTATE PLAN

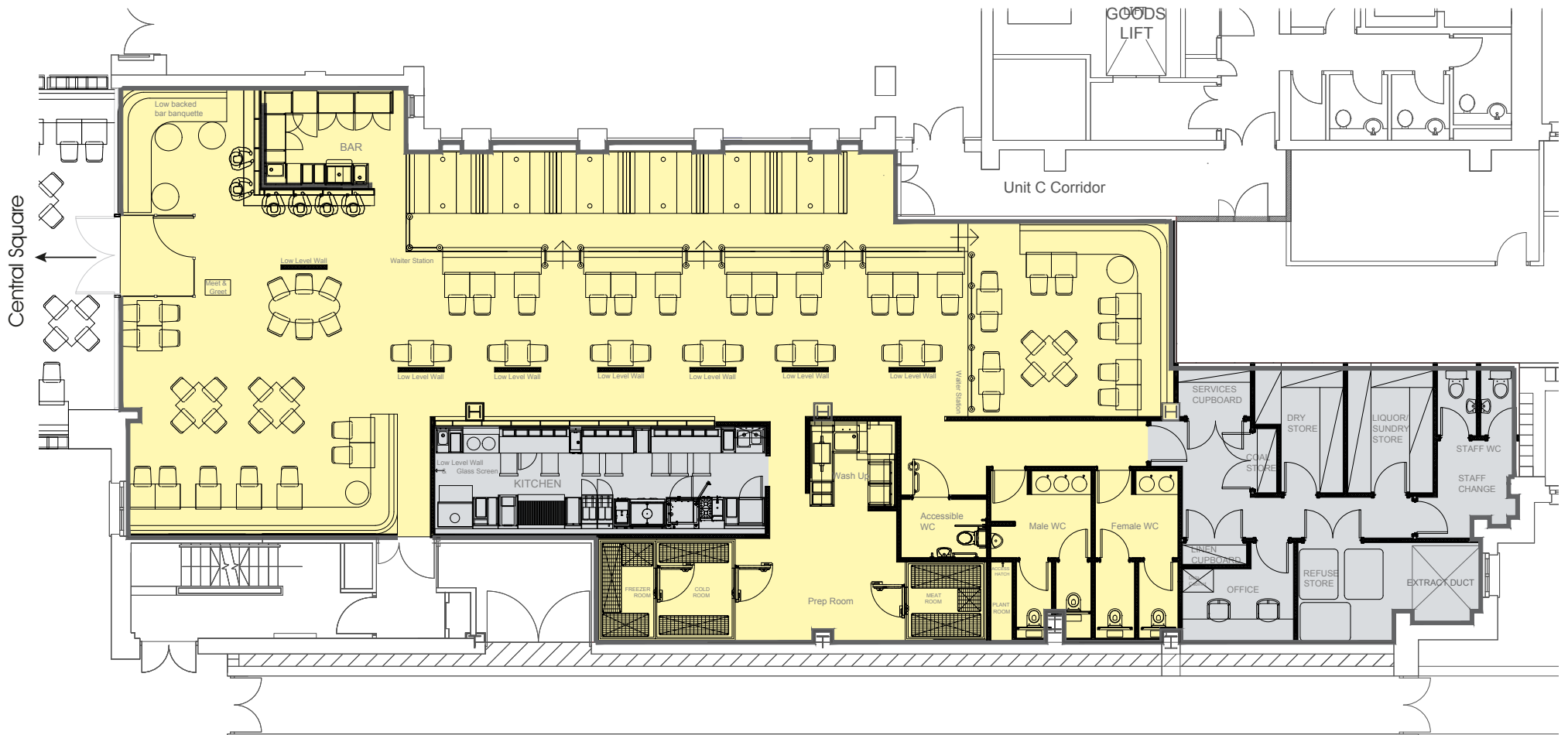


FLOORPLAN



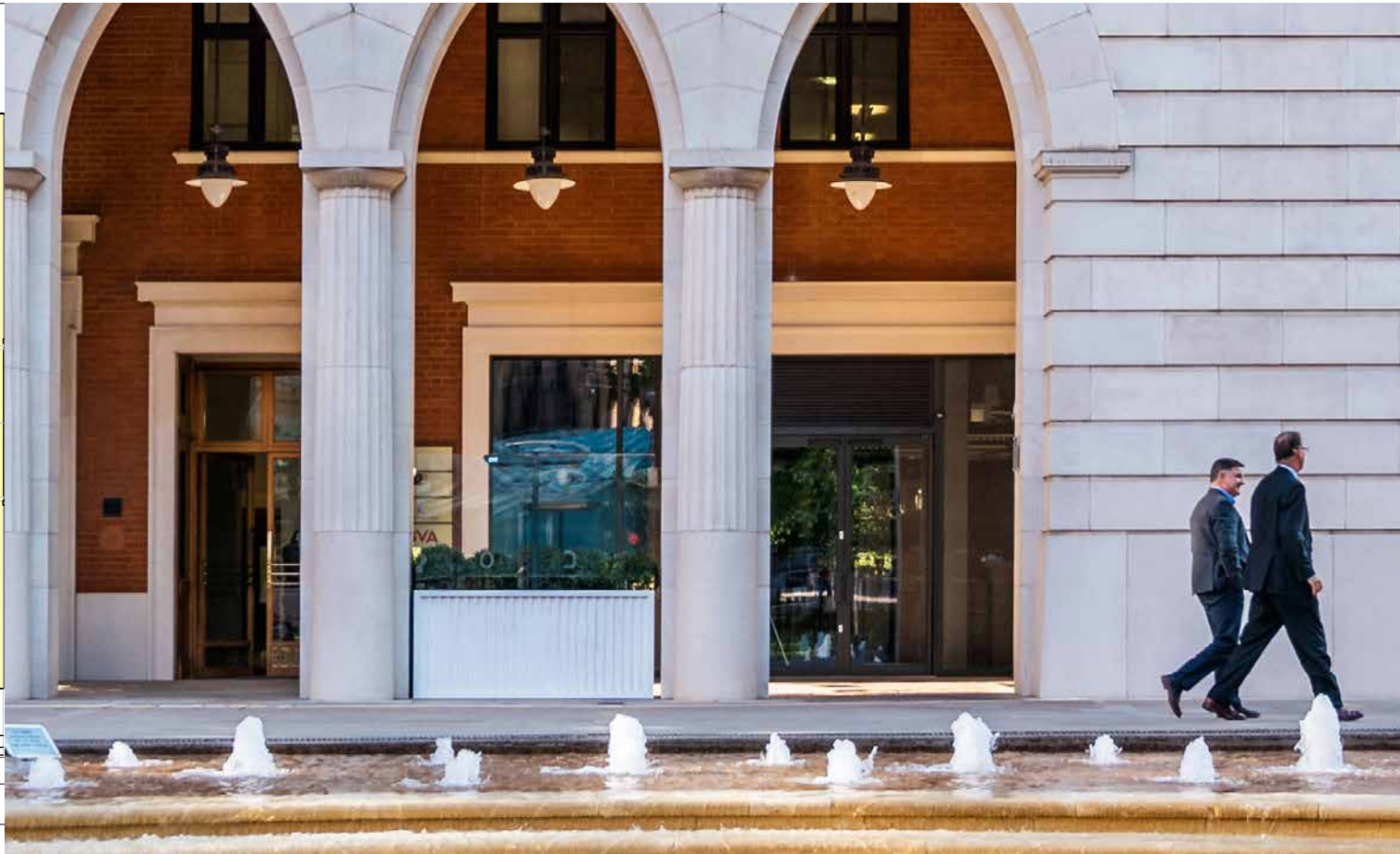
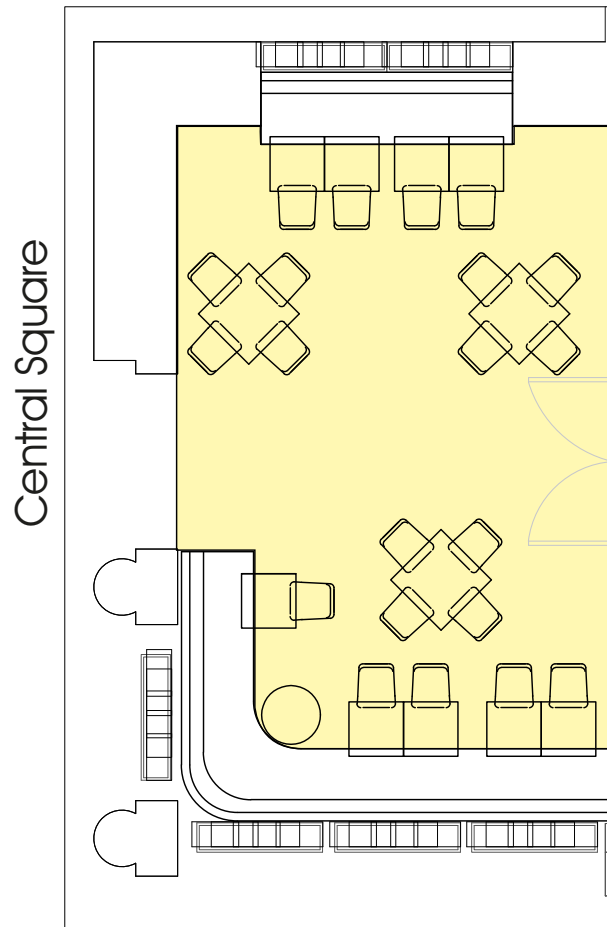
Ground Floor GIA
3,971 SQ FT | 369 SQ M

SPACEPLAN



Ground Floor GIA
3,971 SQ FT | 369 SQ M

SPACEPLAN



External Seating GIA
462 SQ FT | 43 SQ M



LEASE

The property is available by way of a new effective full repairing and insuring lease to be let on institutional terms for a minimum of 15 years and to include 5 yearly upward only rent reviews.

RENT

£165,000 per annum

SERVICE CHARGE

Estimated at £6.90 psf per annum.

PLANNING

The property benefits from an existing Class A3 planning consent, copies of which can be provided to interested parties.

EPC

The EPC is available on request

LICENSING

The property benefits from an existing licence which is summarised as follows:-

Opening Hours:

Monday - Sunday 07.00 - 00.30

Licensing Hours:

Monday - Sunday 9.00 - 00.00

RATEABLE VALUE

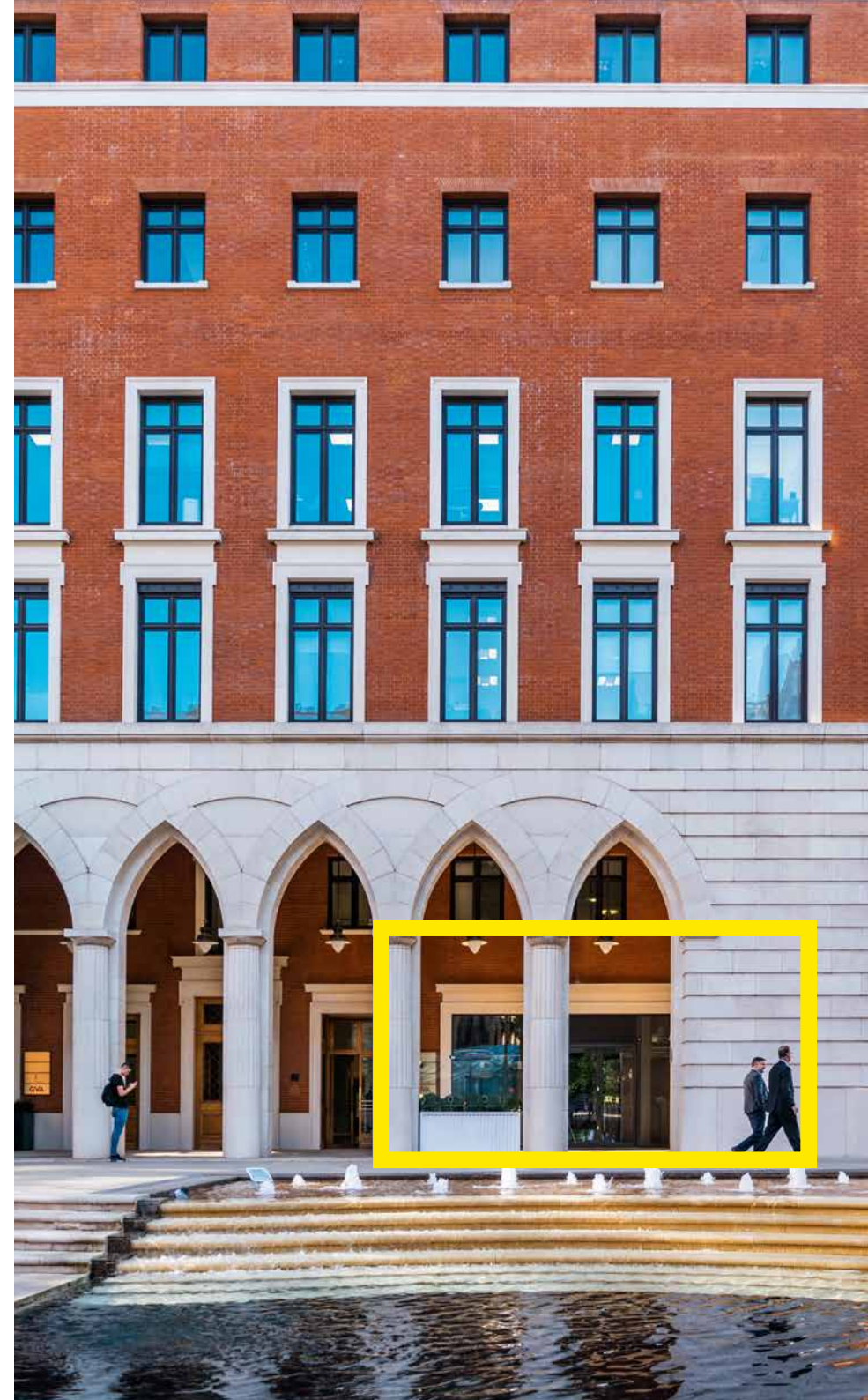
The VOA website confirms that the property has an existing rateable value of £187,000 resulting in rates payable of £92,191.

FIXTURES & FITTINGS

The property currently benefits from an existing comprehensive fit out.

VIEWINGS

Any inspections can be made via prior appointment with the sole letting agents E J Hales and GVA.

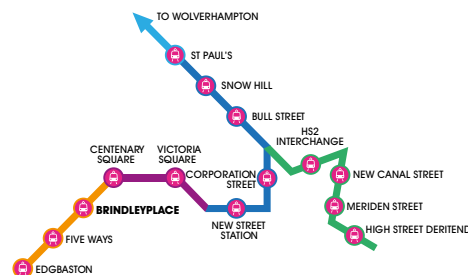


LOCATION

SAT NAV B1 2JB

Midland Metro extension - 2019/20
Future Midland Metro extension - 2021/22

MIDLAND METRO EXTENSION



- Trams every 6 minutes
- Edgbaston to New Street Station in approximately 8 minutes
- Edgbaston to HS2 or Snow Hill in approximately 12 minutes

FOR FURTHER ENQUIRIES
PLEASE CONTACT

GVA

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07717 720808

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Guy Sankey

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ejhales

Phillip Morris

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07779 666210

pvm@ejhales.co.uk

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