

# CANALSIDE RESTAURANT OPPORTUNITY WITH A3 PLANNING BIRMINGHAM

Unit C, Three Brindleyplace



## LOCATION

Offering over **1.1 million sq ft of retail, leisure and Grade A office space**, Brindleyplace houses eleven iconic buildings, providing a **working environment for around 10,000 people**. The **International Convention Centre (ICC)**, **Symphony Hall**, **The National Sea Life Centre** and **Arena Birmingham** are all in close proximity, helping to draw **4.5 million visitors in 2018**.

## DESCRIPTION

Unit C is situated facing onto the picturesque canalside of Three Brindleyplace, with **All Bar One** and **Handmade Burger Co** as a neighbouring restaurant operators. The unit sits next to nearby retailers including **Pizza Express**, **Cafe Rouge**, **Costa Coffee**, **EAT**, **Carluccio's**, **Pitcher and Piano**, **Boots**, **Spar** and **Cafe Nero**. The premises also offer the opportunity for outside seating, with extensive views over the canal.

## LEASE

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

## QUOTING RENT

**Unit C - £100,000 pax**  
**Unit A & C Combined - £165,000 pax**

## EPC

A copy of the energy performance certificate is available on request.

## LEGAL COSTS

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

## DEMISE

<b>Unit C*</b>	4,884 sq ft	454 sq m
<b>Unit A&amp;C combined</b> <small>(Can be split to suit)</small>	8,846 sq ft	822 sq m

\*With canal frontage

## BUSINESS RATES AND SERVICE CHARGE

Service Charge	£6.38 psf
Business Rates	Not yet assessed

The property is yet to be assessed for rating purposes. We recommend interested parties make their own enquiries to the local authority.

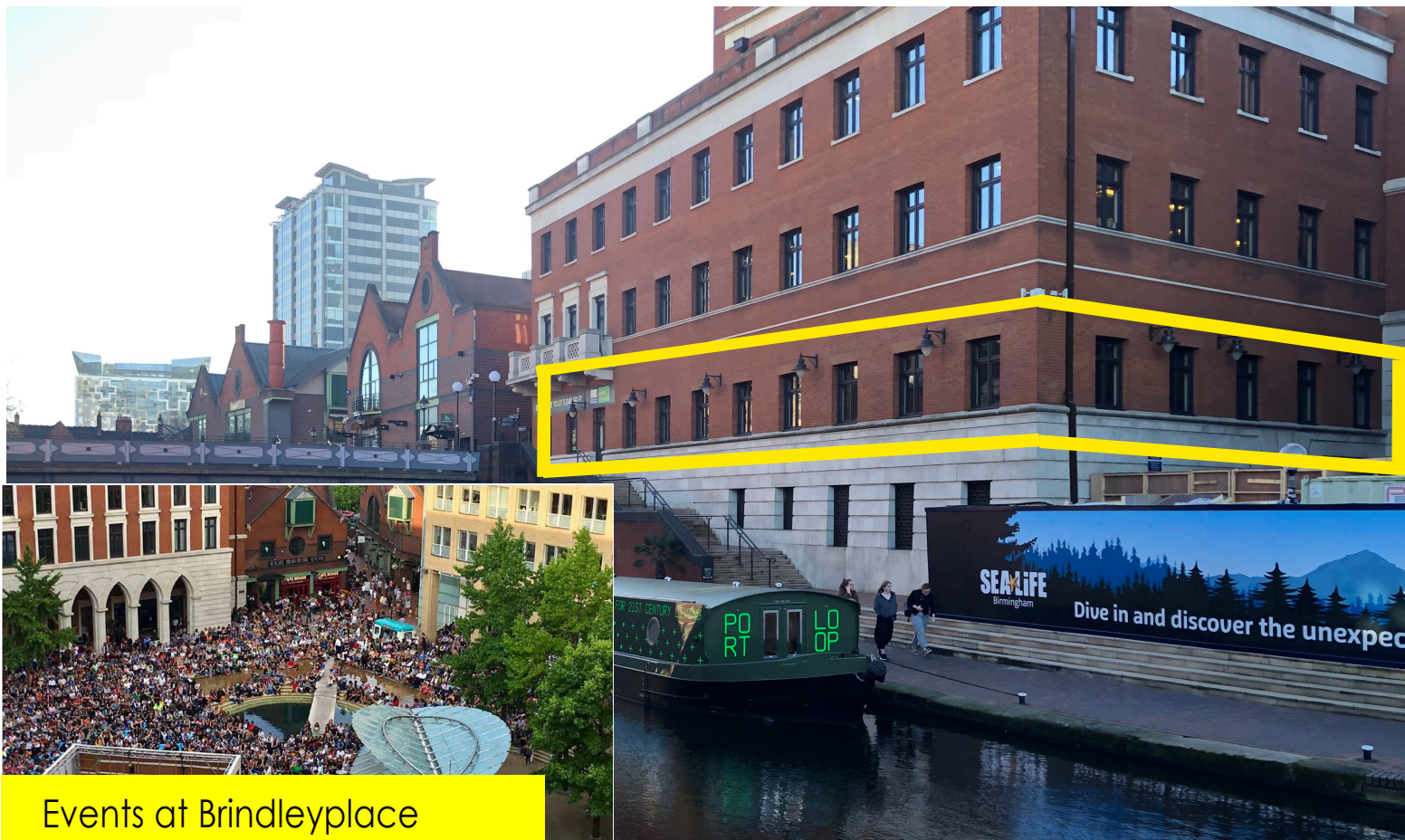
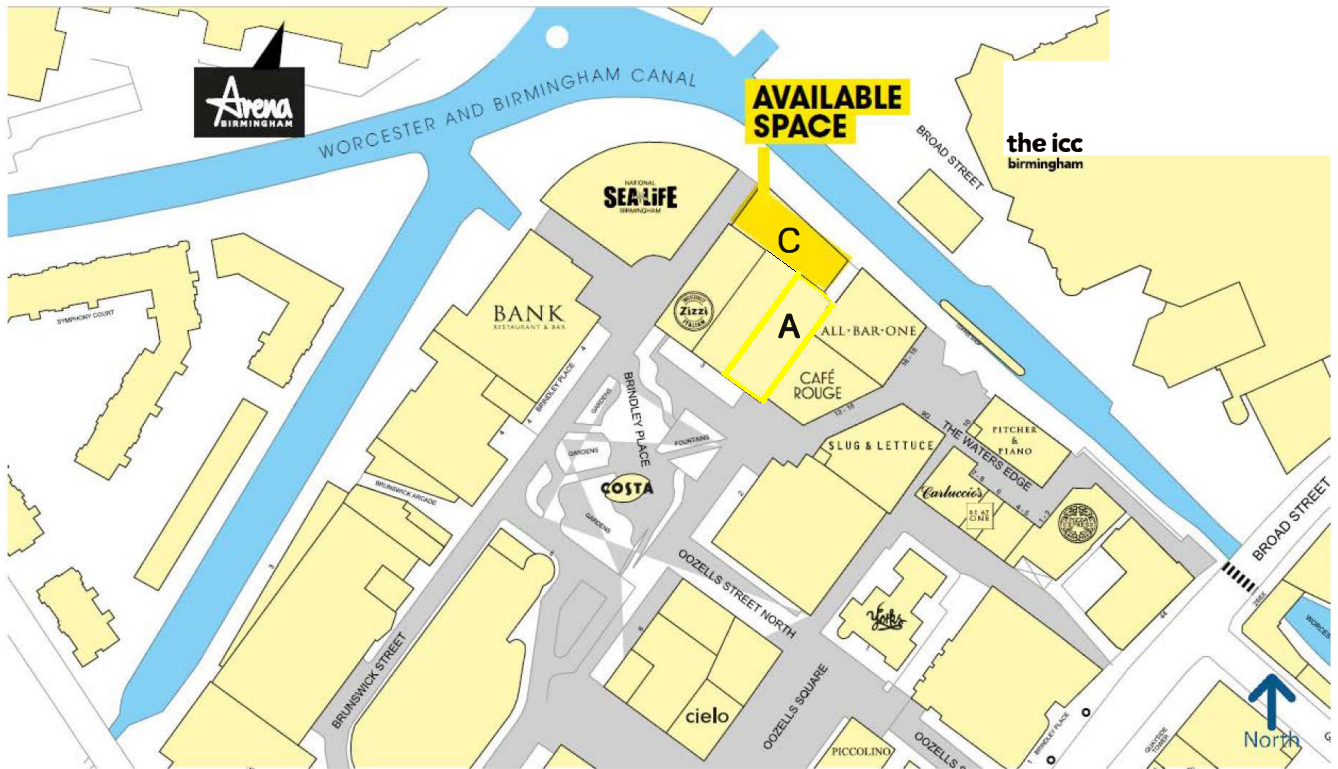
## VIEWING

For further information or to arrange a viewing, please contact:

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Events at Brindleyplace

