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To Let

Unique Basement Bar Opportunity

The Basement, The Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA



Location

The Jewellery Quarter is an historic and unique area of Birmingham City Centre with over 200 listed buildings and a diverse mix of businesses it is well known for its leisure offering with an array of bars, restaurants and cafes.

The unit occupies a prominent position on the corner of Hockley Street and Spencer Street and is situated less than a 5 minute walk from the Jewellery Quarter train and metro station, whilst only 1 mile from the City Centre.

Description

The property is arranged over basement floor only.

Rent

£20,000 pax

Accommodation

Basement	2,141 sq ft	198.9 sq m
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Business Rates

We understand that the property is assessed as follows:

Rateable Value: £11,500

UBR (2019/20): 49.1p

Rates Payable: £5,647

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property currently has the benefit of A1 (Shops) however is suitable for A4 (Drinking Establishments) uses subject to planning and licencing.

Legal Costs

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

EPC

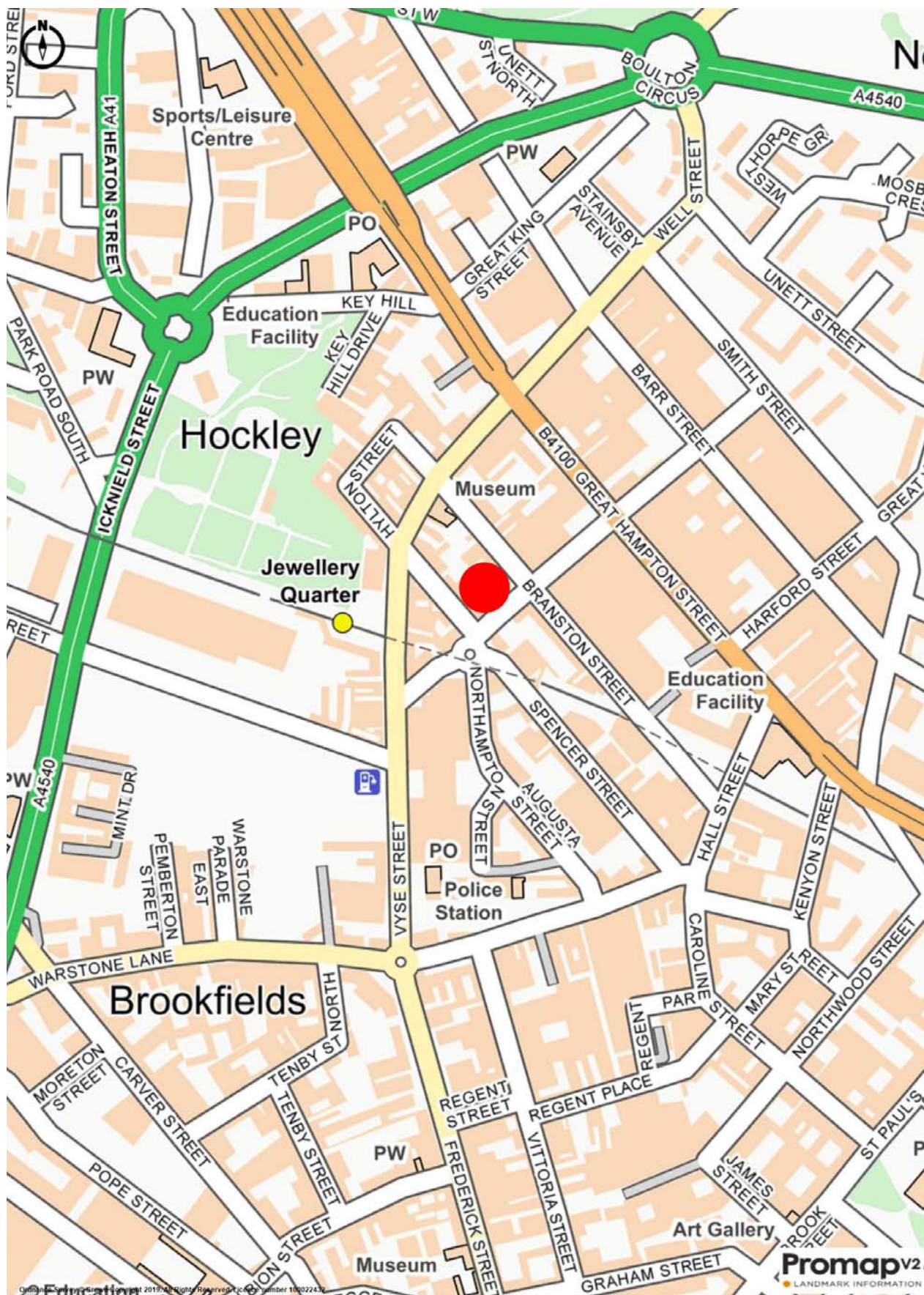
Available Upon Request

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



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