



# For Sale

59-65 John Bright Street,  
Birmingham, B1 1BL

Subject to Vacant Possession

[avisonyoung.co.uk/15848](https://avisonyoung.co.uk/15848)



**Birmingham**  
City Council

**AVISON  
YOUNG**



## Investment Summary



Prominent corner position on the  
**Popular John Bright St location**



Vacant property with  
**Instant reversionary potential**



With appropriate planning permission  
**Potential to convert uppers to resi**



Gross internal area  
**5,015 sq ft**



Strategic location close to  
**New St Station / Grand Central**



Quoting **£550,000 (Five Hundred and Fifty Thousand Pounds)**  
reflecting a low capital value of **£110 per sq ft.**





## Situation

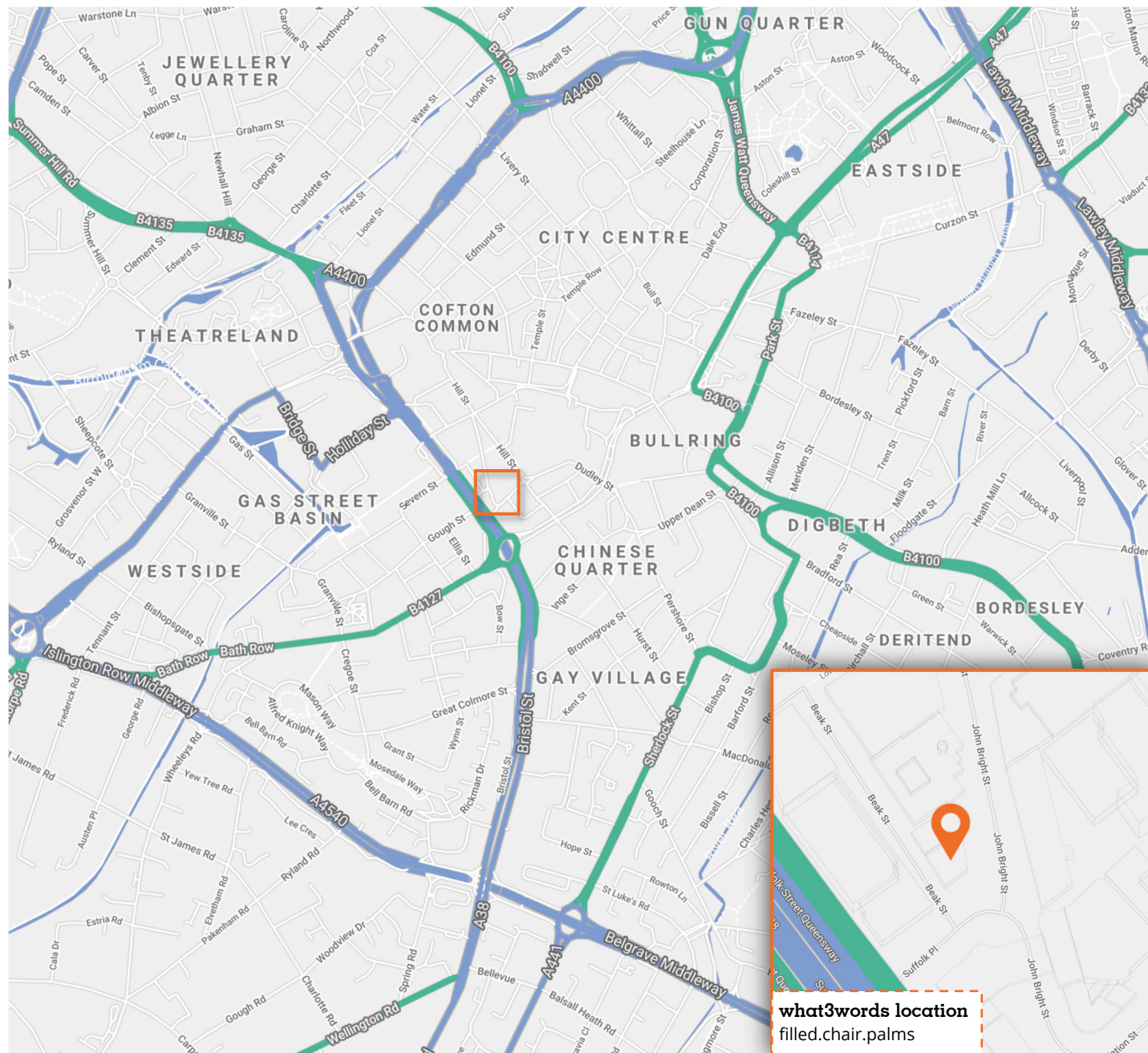
The property occupies a prominent corner position on the popular Bar and Restaurant location of John Bright Street. The street is rapidly becoming a busy alternative bar and restaurant scene due to its strategic location close to New Street Station / Grand Central, The Mailbox and Birmingham's Theatre quarter. The building has an extensive frontage on to the pedestrianised John Bright Street and returns on to Suffolk Place.

Operators in close vicinity include Turtle Bay, Brewdog, Grosvenor Casino, Cherry Reds, Easy Hotel and Fullers "The Stable. The Alexandra theatre sits adjacent to the property.

## Description

The premises is arranged over ground, basement, first, second and third floors comprising the following approximate floor areas;

Floor	Sq m	Sq ft
Ground	123.80	1,333
Basement	76.70	826
First Floor	120.80	1,300
Second Floor	73.87	795
Third Floor	70.70	761
<b>Total</b>	<b>465.87</b>	<b>5,015</b>



## Data Room

A dedicated online data room is available on request to interested parties to review key documents.

## EPC

The property has an EPC of E. The certificate can be downloaded from the data room.

## Opportunity

The property is currently tenanted but will be sold with vacant possession. The building has the benefit of Use Class E (Retail, Office and Café / Restaurant), however may benefit from Permitted Development rights to convert the upper parts to residential (subject to the usual considerations). Purchasers should make their own enquiries.

## Tenure

The property is held Freehold.

## VAT

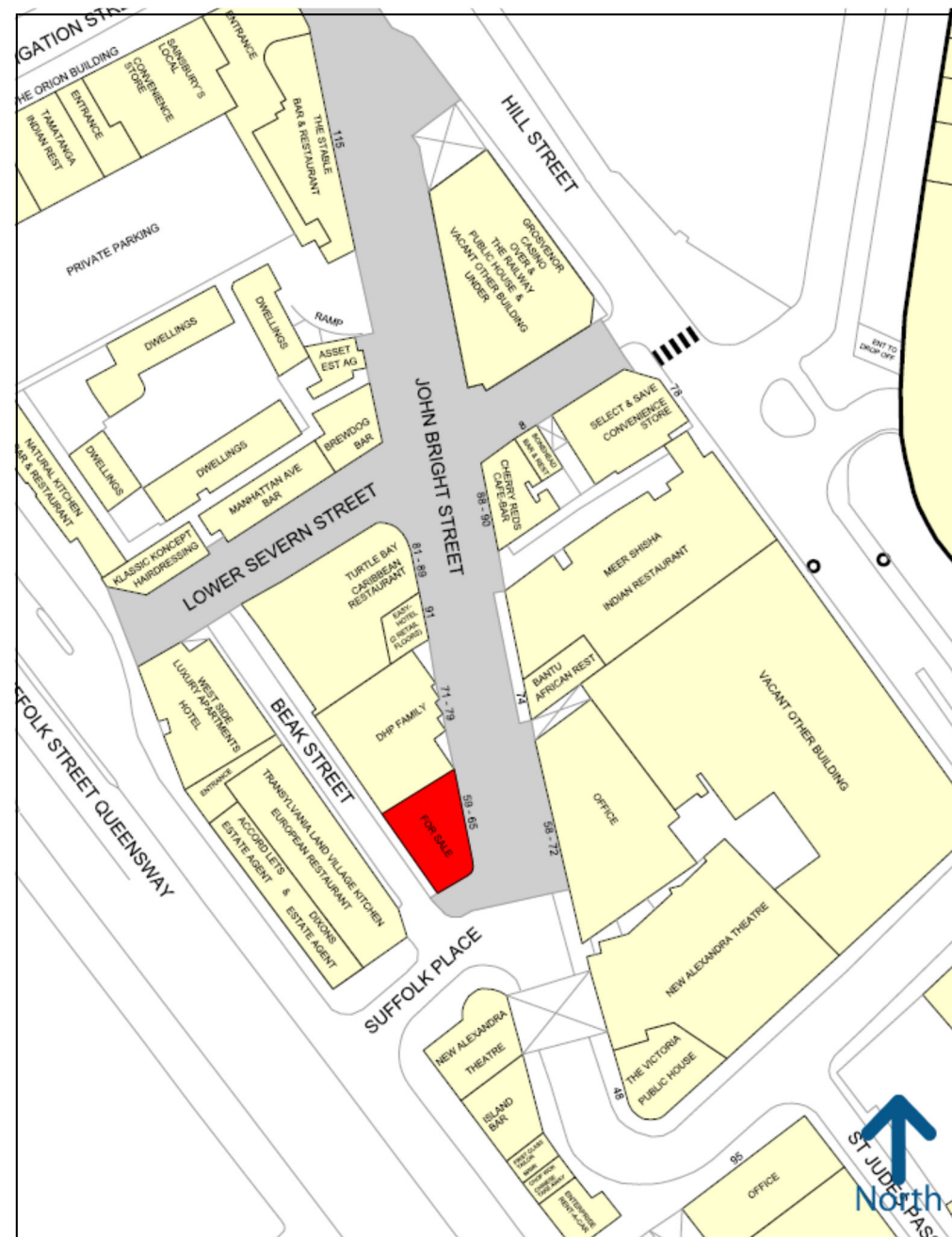
The property is VAT exempt.

## Legal costs

The purchaser is to be responsible for both their own legal costs and Birmingham City Council's legal and surveyors costs that are incurred in the transaction.

## Proposal

Offers in excess of **£550,000 (Five Hundred and Fifty Thousand Pounds)** subject to contract. A purchase at this level will reflect an attractive **low capital value of £110 per sq ft.**



If you would like to know  
more please get in touch.

**Guy Sankey**

Associate

07827 232 608

[guy.sankey@avisonyoung.com](mailto:guy.sankey@avisonyoung.com)

January 2021

**08449 02 03 04**

[avisonyoung.co.uk/15848](http://avisonyoung.co.uk/15848)

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**Visit us online**  
**[avisonyoung.co.uk](http://avisonyoung.co.uk)**

3 Brindleyplace, Birmingham B1 2JB

© Avison Young (UK) Limited. All rights reserved.



**Birmingham**  
City Council

**AVISON  
YOUNG**