

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR RESTAURANT
PREMISES – PREMIUM APPLICABLE**



**55 NEWHALL STREET, CITY CENTRE,
BIRMINGHAM, B3 3RB**
5,532 SQ FT (514 SQ M)

- ESTABLISHED RESTAURANT
- PROMINENT LOCATION
- RECENTLY REFURBISHED
- PREMIUM APPLICABLE

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property lies at the heart of Birmingham's business district, on Newhall Street, close to the junction with Great Charles Street Queensway. Snow Hill and New Street railway stations are within walking distance and only a 5-minute drive from junction 6 of the M6 and 20 minutes from junction 6 of the M42, which provides direct access to the wider motorway network including the NEC, Birmingham International Airport and Birmingham International Railway Station.

DESCRIPTION

The premises comprise of an attractive four storey character building of red brick construction with a white concrete façade. Internally, the subject property provides a self-contained restaurant on the ground floor and basement, which is accessed via glazed aluminium doors off the main Newhall Street. The bar & restaurant is of open plan configuration and benefits from solid floor with laminate covering, plastered and painted walls and ceilings with part timber covered walls and air conditioning. The main kitchen is also located on the ground floor and benefits from an extraction canopy, stainless steel backed walls, a fridge and freezer, tandoor, single cooker and fryer. A detailed list of fixtures and fittings is available to view separately. The basement has storage rooms and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,680	249
Basement	2,852	265
Total	5,532	514

PLANNING

We have been informed by the landlord that planning permission has been granted for A3/A4 bar & restaurant use. This makes it suitable for a variety of retail uses.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The restaurant premises are available on an IRI basis. The property is available at a rent of £65,000 per annum exclusive, subject to contract. Terms to be agreed.

A premium of £50,000 is sought in respect of the existing fixtures and fittings. Further details are available upon request

SERVICE CHARGE

We understand that a service charge is to be levied to cover the cost of services provided by the Landlord.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £43,250. Rates payable will be in the region of £21,581.75 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

0121 285 3535



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www.masonyoung.co.uk