

TO LET / MAY SELL - OFFERS INVITED BAR/RESTAURANT OPPORTUNITY, 8 FLEET STREET, BIRMINGHAM, B3 1JH



- Bar/restaurant opportunity in the heart of Birmingham city centre
- Adjacent to Opheem the popular two Michelin Star restaurant
- In close proximity to the vibrant Paradise development
- Substantial trade areas spread over ground and lower ground floors
- Benefits from having canalside frontage
- The property will appeal to licensed operators and restaurateurs

Location

Birmingham is becoming one of Europe's fastest growing, youngest and most diverse cities. It is the second most populous city in the United Kingdom, with circa 1.15 million residents.

The premises is located in Birmingham city centre fronting Fleet Street, Parade (B4135) and the canal, just south of the Jewellery Quarter. It is adjacent to Opheem the popular two Michelin Star restaurant and is in close proximity to the vibrant Paradise development. This a densely populated residential area with numerous flat developments nearby. There are also several large offices in the immediate vicinity.

Property Description

Bar/restaurant opportunity in Birmingham city centre with canalside frontage.

Accommodation

The demise is spread over the ground and lower ground floors and forms part of a seven storey purpose built property beneath a flat roof. The upper floors of the building are flats which are in a separate ownership. The premises are in need of full refurbishment throughout.

The property has the following approximate Gross Internal Areas:

Ground Floor: 5,300 square feet.

Basement: 5,300 square feet.

The property will appeal to licensed operators and restaurateurs.

Tenure

The premises are available by way of a new sublease at a rent and terms to be agreed. The long leasehold may also be available to purchase and offers are invited.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Sunday to Thursday 10:00am - 02:00am

Friday and Saturday 10:00am - 03:00am

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £55,000 with effect from 1st April 2023.

In addition to rent and rates, a variable service charge will be payable. Interested parties are advised to seek clarification of this figure.

VAT

VAT will be applicable on the letting of this property.

EPC

An EPC has been requested .

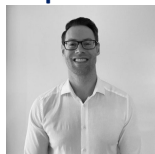
Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



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