



**McNAUGHTON ASSOCIATES**  
**SURVEYORS & PROPERTY CONSULTANTS**

## SHOP TO LET

**11 Suffolk Street Birmingham B1 1LT**  
**820 sq ft With Hot Food Takeaway Planning**



**0121 604 6900**

## LOCATION

The unit is located in a prominent position on Suffolk Street next to the Alexandra Theatre. The rear of the property fronts on to John Bright St near to Brew Dog, Turtle Bay and opposite the Victoria pub. Parking is available on the local streets and nearby NCP Car Parks.

## DESCRIPTION

The property is over ground and first floor. WC is situated on the first floor.

## PLANNING

Planning consent was granted in 2007 for a Hot Food Takeaway. Interested parties must make their own enquiries to see if this is suitable for the proposed use. Application number C/06905/07 FUL

## FLOOR AREAS

Ground floor 410 sq ft

First Floor 410 sq ft

Total 820 sq ft

These are Gross areas including WC.

Floor areas to be confirmed.

## LEASE

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The lease will be excluded from the renew provisions of the Landlord and Tenant Act. The lease will include a Landlords break clause any time after the 12th month subject to 3 months notice.

## RENTAL

The rent will be £15,500pa plus VAT.

## RENT DEPOSIT

The landlord will hold a 6 month rent deposit during the term.

## RENT FREE

The first 3 months will be rent free.

## LEGAL COSTS

Each party to be responsible for their own legal fees.

## REFERENCES

The landlord will apply for financial references in respect of the proposed tenant.

The tenant to provide copies of ID, driving licence or passport.

## RATES

The property has a rateable value from 1 April 2023 of £7,700. The property may qualify for Small Business Rates Relief. Interested parties must make their own enquiries to the Valuation Office to confirm this. See [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

EPC Rating D

## VIEWING

Contact: McNaughton Associates  
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Date: July 2025

## **MISDESCRIPTIONS ACT:**

McNaughton Associates for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of McNaughton Associates has any authority to make or give any representation or warranty whatsoever in relation to this property.

## **FIXTURES, FITTINGS AND SERVICES**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

## **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

## **TENURE**

McNaughton Associates have not inspected any title documentation and intending purchasers or tenants should verify information through their legal advisor.

## **ENVIRONMENTAL/ASBESTOS**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

