

PRIME F&B TO LET

Prt Ground Floor
85–89 Colmore Row
Birmingham, B3 2BB



Location

Birmingham is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UKs dominant retailing and leisure destination.

85–89 Colmore Row is situated in the heart of Birmingham's Central Business District. The property consists of the former Colley Fine Art Gallery occupying part ground floor on the prominent corner position of Colmore Row and Newhall Street opposite 103 Colmore. Nearby occupiers include Regina's, Six By Nico, Vagabond, The Old Joint Stock, Damascena, The Colmore, Henman & Cooper and many others.

Description

The property is arranged over ground and upper ground levels with the following approximate floor area;

Accommodation

	sq m	sq ft
Ground Floor	149.38	1,608

Tenure

The accommodation is available by way of new effectively full repairing and insuring lease on terms to be agreed.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

EPC

D 91. A copy of the EPC is available upon request.

Rent

£65,000 + VAT per annum exclusive.

Service Charge

£4,143.55 + VAT.

Insurance

£729.72 + VAT.

Business Rates

RV £30,250 (2023)

Interested parties are advised to make their own enquiries to the relevant Local Billing Authority.

Legal Costs

Each party to be responsible for their own legal costs.

Viewings

Strictly by appointment with the Sole Retained Agents Creative Retail.

0121 400 0407
creative-retail.co.uk

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