

# F&B OPPORTUNITY TO LET

Unit E107–E110 The Arcadian Centre  
Hurst Street, Birmingham, B5 4TD

\*\*PRIME CHINA TOWN\*\*



## Location

Birmingham is the UK's second largest City, with a shopping catchment of 7.2 million people. The city 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 UK's dominant retailing and leisure destinations. The Arcadian located adjacent to China Town is one of Birmingham's premier leisure schemes, with hotel, bar, and food operators trading together in an attractive and vibrant part of the city. Nearby operators include The Hippodrome Theatre, Ibis Hotel, Las Iguanas, as well as an array of quality independent bars and restaurants. The scheme benefits from a dedicated car parking of over 520 spaces.

## Accommodation

The subject property comprises a former bar arranged over ground the approximate floor areas:

E101–E110	Sq M	Sq Ft
<b>Ground Floor</b>	<b>309.73</b>	<b>3,334</b>

## Tenure

The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## EPC

EPC can be made available upon request.

## Rent

**£99,000 + VAT per annum.**

## Service Charge

There is an annual variable service charge of **£36,679 + VAT**.

## Insurance

There is an annual insurance contribution of **£2,476 + VAT**.

## Business Rates

**RV £61,500 (2023)**

Qualifying businesses may benefit from up to 40% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

## Viewing

Strictly by appointment with the Sole Retained Agents.

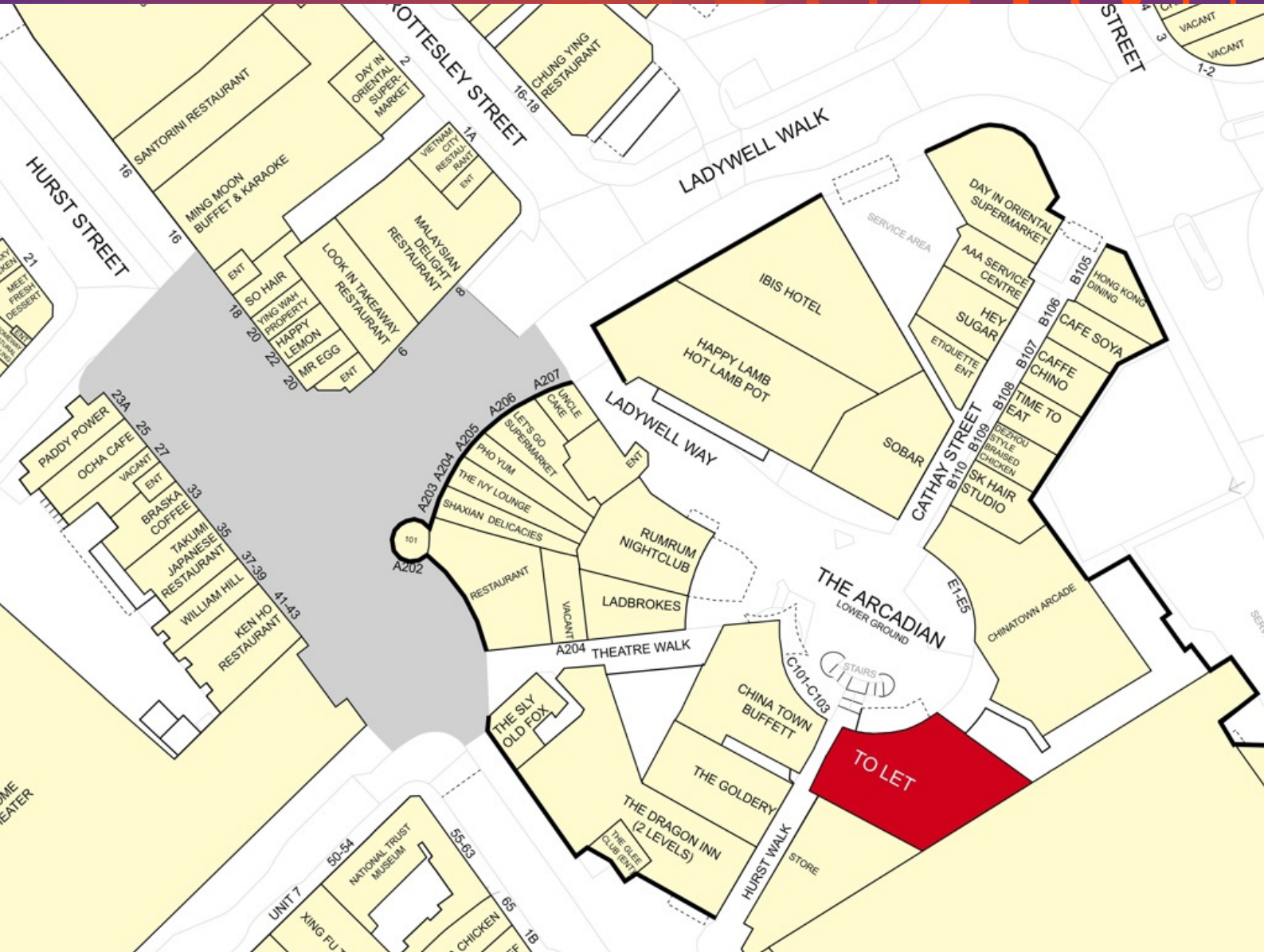
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Creative Retail

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