

PRIME RESTAURANT

TO LET



Unit B111 The Arcadian, Hurst Street
Birmingham, B5 4TD

SUBJECT TO VACANT POSSESSION



Description

The Arcadian located in China Town is one of Birmingham's prime leisure destinations, 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 park of over 520 spaces. The subject property comprises a former bar arranged over ground and first floor with an outdoor terrace seating area.

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.

Accommodation

Arranged over the approximate floor areas:

Unit B111, The Arcadian	sq m	sq ft
Ground Floor (B111 + B104)	261.80	2,818
First Floor (B202 - B203)	184.51	1,986

VAT

VAT is applicable.

Business Rates

RV £68,000 (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.

EPC

EPC can be made available upon request.

Rent

£115,000 + VAT per annum.

Service Charge

There is an annual variable service charge of **£52,851 + VAT**.

Insurance

There is an annual insurance contribution of **£3,228 + VAT**.

Legal Costs

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

Planning

The unit is suitable for a variety of uses subject to securing the necessary planning consents.

Viewings

Strictly by appointment with the Sole Retained Agents 0121 400 0407.

0121 400 0407
creative-retail.co.uk

Creative Retail

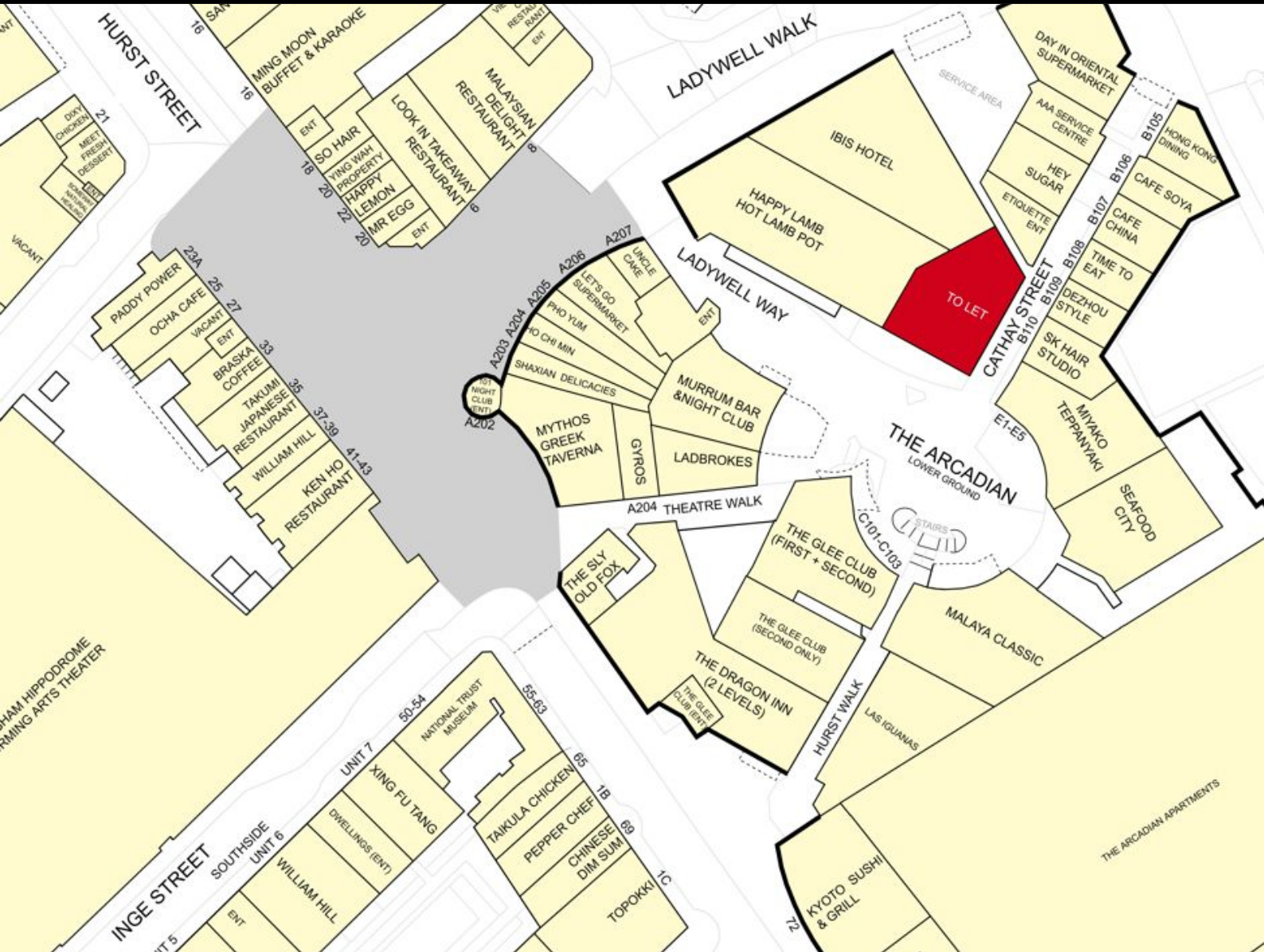
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