



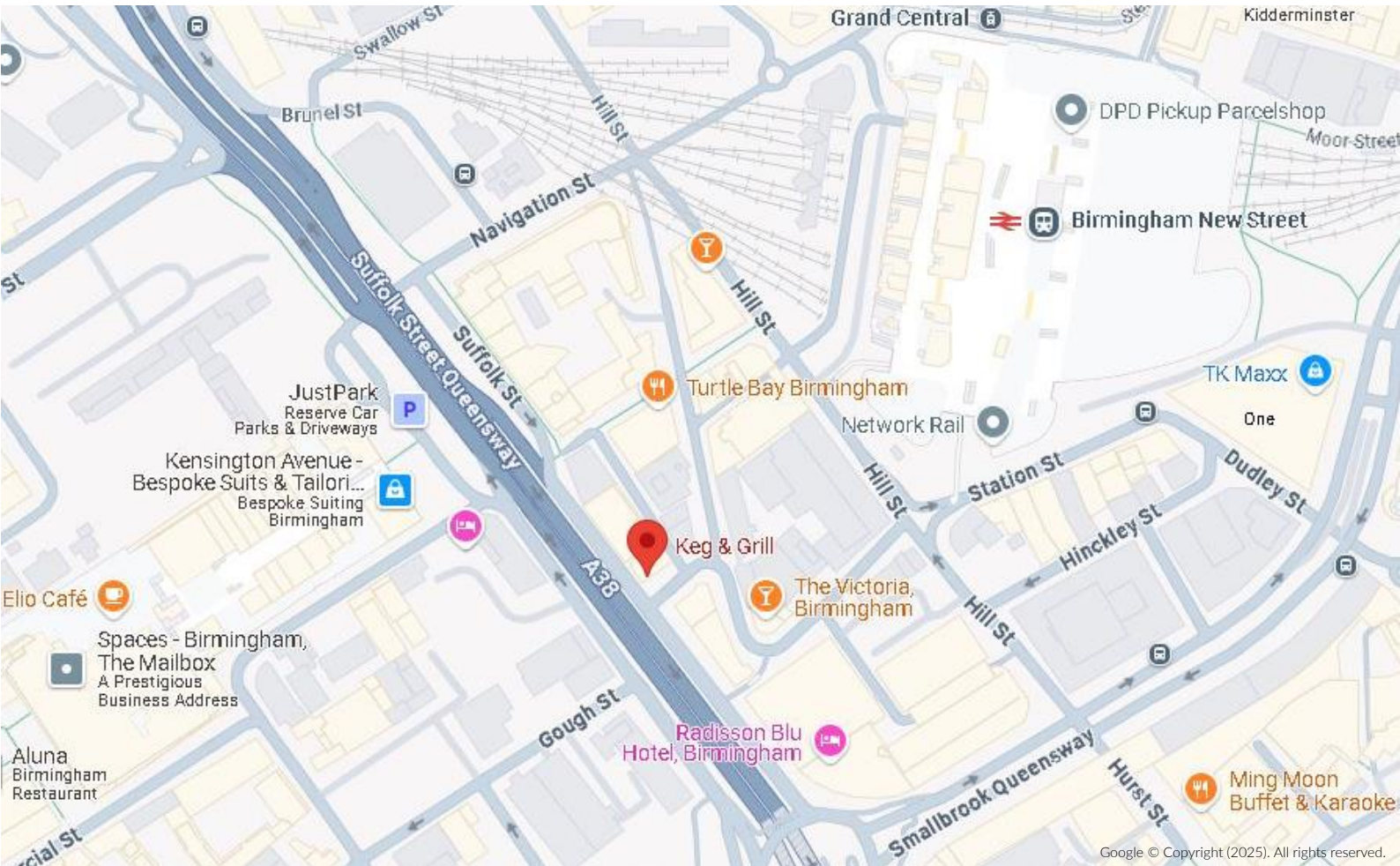
Bar/Restaurant Opportunity

Westside Two, 20 Suffolk Street Queensway, Birmingham, West Midlands B1 1LW

Tenure

Long Leasehold - £400,000 or
To Let – Nil Premium

- Prominent Birmingham City Centre position
- Opposite Alexandra Theatre/Queensway
- Busy mixed use position
- Could suite a range of uses
- Over 100 years unexpired at nil rent



Location

The property occupies an extremely prominent position fronting the exceptionally busy A38 Suffolk Street Queensway, at its corner junction with Suffolk Place, near to the heart of Birmingham City Centre.

Lying opposite the New Alexandra Theatre, the property is also in easy walking distance of New Street Station/Grand Central, The Mailbox, to the other side of Suffolk Street, and the whole of the city's core.

The immediate vicinity includes a number of other independent leisure operators.

Description

The property comprises a ground floor and basement operation within a multi-storey, city-living apartment block.

Due to the split level of Suffolk Place, what is basement level from the frontage is street level to the rear (Back Street).

Viewing

Please note this property is closed, therefore formal viewings area strictly by appointment only through Fleurets Midlands Office.



Trade

The property could suit a variety of operations from Restaurant to Lounge Bar/Cocktail Bar.

It is not currently trading however and, as such, no trading information is available.

Accommodation

Ground Floor

A stepped communal entrance from the frontage give access to the main 'double door' entry.

This leads directly into the open plan trading area which has a boarded floor, bar servery, stylish exposed ducting and seating for around 66 customers.

Ancillary Areas

Ladies & Gents customer toilets and an office.

Basement

The lower level is made up of a trade kitchen, chilled beer stores, wash-up area and staff wc.

Tenure

Long Leasehold.

125 years from 1st November 2003, it expires in October 2128 and is at a peppercorn rent.

OR

To Let

A brand new lease for a minimum term of 10 years on Full Repairing & Insuring terms and subject to 5 yearly rent reviews. Any agreement will be free of all ties. Guide Rent £30,000 per annum

Service Charge

The Service Charge for 2025 is £3,880.26 (to be paid in two equal parts)

Floor Areas

The VOA is quoting the following Floor Areas:

Ground Floor	120.39 sq. m
Lower Ground Floor	64.63 sq. m

These floor areas have been provided by the Valuation Office and is only to be used as an indicative guide to the size of the unit.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Sunday to Thursday	11.00 am - 02.00 am
Friday & Saturday	11.00 am - 03.00 am

Late Night Refreshment

Sunday to Thursday	11.00 pm - 02.00 am
Friday & Saturday	11.00 pm - 03.00 am

Business Rates

The property is in an area administered by Birmingham City Council. The 2023 Rateable Value has been assessed at £21,000.

EPC

The property has an EPC rating of B.

Services

We are informed that the premises benefits from all main services with air-conditioning used for heating and cooling. The gas supply is currently capped.

VAT

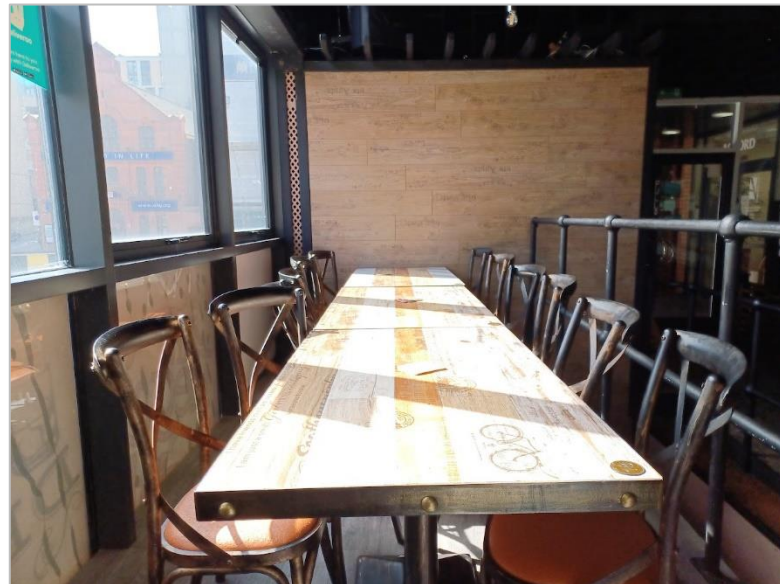
All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

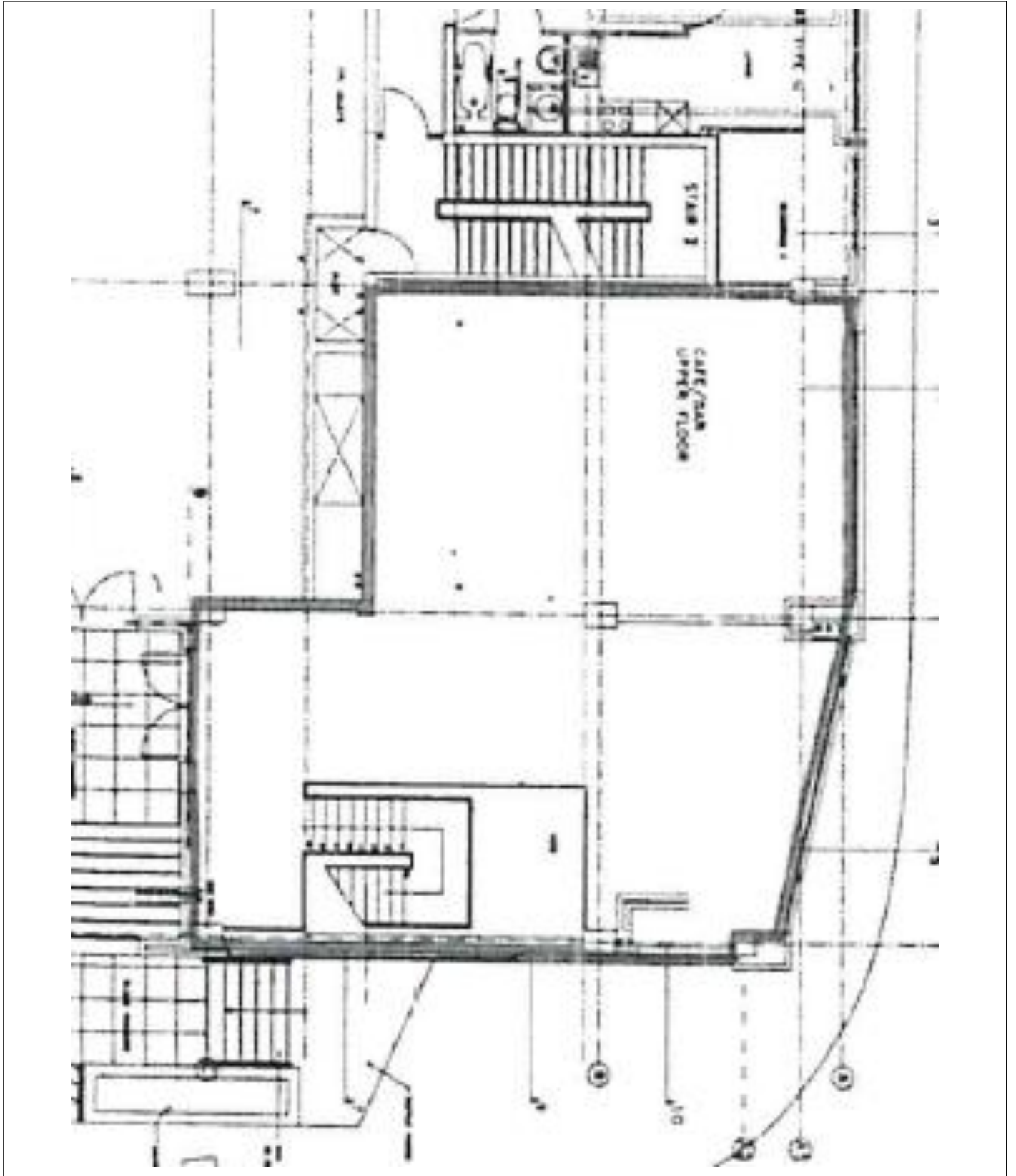
Money Laundering

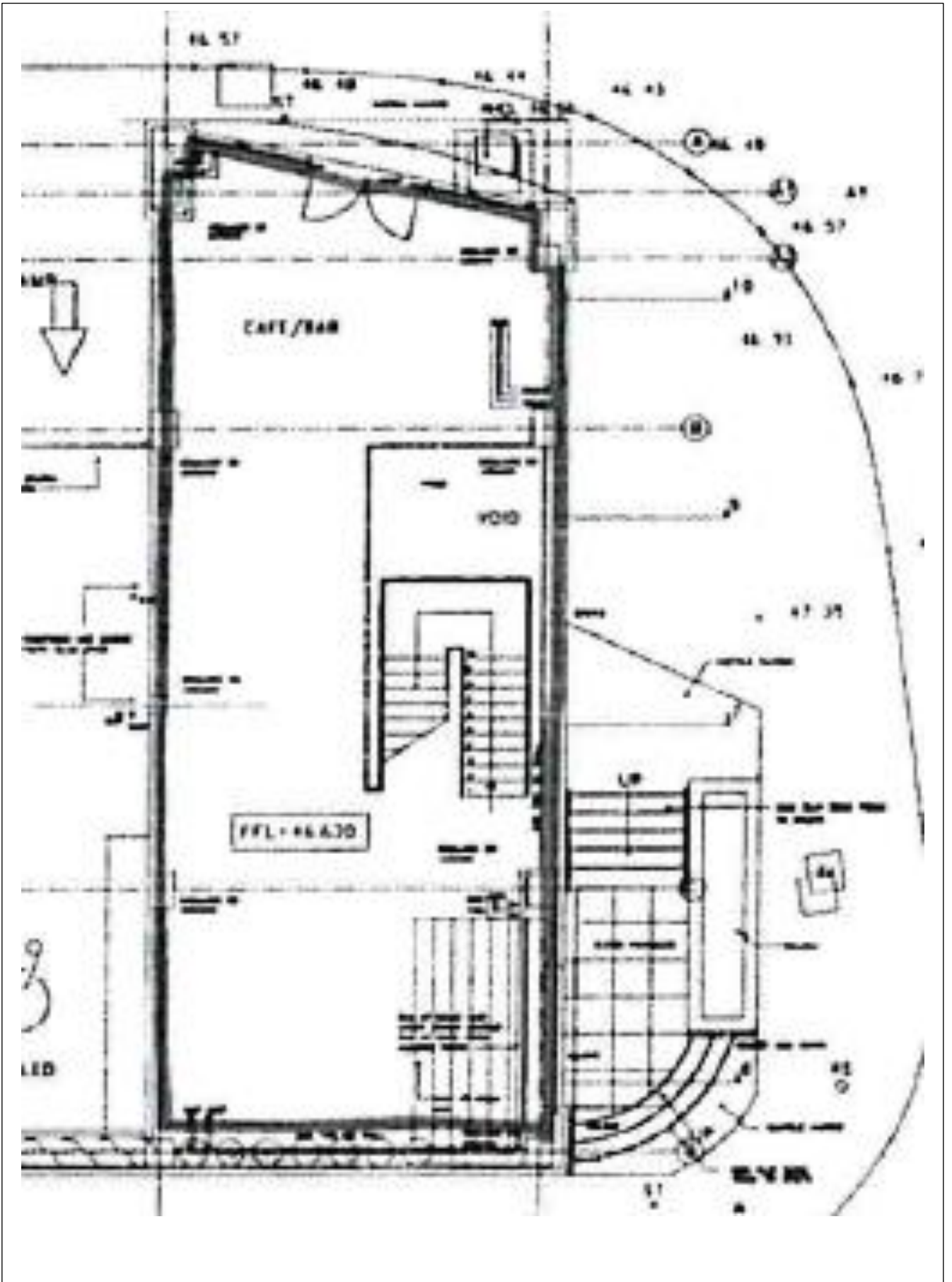
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.







For further information please log onto **fleurets.com** or contact:

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