

523-525 Bristol Road, Selly Oak, Birmingham, B29 6AU
£47,500 per annum



- Fitted Restaurant, currently with 70+ covers
- Available immediately
- Prominent double fronted position on main thoroughfare
- Circa 1956 sq ft (181.7 m²)

A well presented restaurant situated in the heart of Selly Oak. A popular location, well known for its ties to the University of Birmingham.

Description

A well located, double fronted restaurant, with a kitchen and bar comprising 1956 sq ft (181.7 m²), plus a rear yard. There is potential for considerable improvement.

Location

The property is located on Bristol Road, close to Grange Road and opposite Sainsburys in the heart of Selly Oak.

Terms

Rental: £47,500 per annum.

A premium is sought at £35,000.

A new lease is available, term to be negotiated.

Business Rates

£30,500 from April 2026. (payable at 55.5p to the £)

VAT

This property has not been elected for VAT

EPC

EPC rating C.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by prior appointment with sole agents Maguire Jackson.

Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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