

# P-THREE®



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**SU05, RESORTS WORLD CLASS A3  
RESTAURANT / RESTAURANT / CAFE**

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**RESORTS WORLD, BIRMINGHAM, B40 1PU**

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**NEW LEASE**

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## DESCRIPTION

Resorts World is a mixed-use scheme which opened in 2015 and sits next to the Resorts World Arena (c.17,000 capacity and c.100 events per year) and the NEC Conference Centre which hosts over 500 events/shows per year.

The scheme benefits from excellent transport links easily accessed from the Junction 6 of the M43 and a short distance from Birmingham International Railway Station and Birmingham Airport.

Existing tenants include Hollywood Bowl, Genting Casino, 11 screen Cineworld cinema, Five Guys, Zizzi, Nando's, GBK, Pizza Express, Miller & Carter and Las Iguanas.

New entrants to the scheme include Kaarage and the Hollywood Bowl has recently been upsized.

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## LOCATION

The unit is situated on the ground floor adjacent to Five Guys and nearby Zizzi, Las Iguanas and Miller and Carter.

There is potential for a mezzanine in the unit.

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## TERMS

Available by way of a new lease for a term to be agreed.

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## BUSINESS RATES

Rateable value: £45,750

Rates payable: £22,829.25 per annum

Interested parties are advised to make their own enquiries with the local authority.

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## SERVICE CHARGE

£15.23 per sq ft.  
(Estimated)

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## ENERGY PERFORMANCE CERTIFICATE

On Application.

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## VIEWINGS

For more information, please contact sole agents P-Three:

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## LEASE LENGTH COMMENT

For a term to be agreed between both parties.

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## AREA

The accommodation comprises the following areas:

<b>Mezzanine</b>	110.83 sq m / 1,193 sq ft
<b>Ground</b>	176.89 sq m / 1,904 sq ft
<b>Total</b>	287.72 sq m / 3,097 sq ft