

SHOP TO LET

Unit 3 Sirius Building, 4 Lower Severn Street
Birmingham, B1 1PU

F&B / Grab & Go Opportunity



Location

The property occupies a central location on Lower Severn Street a busy side street off John Bright Street a popular Bar and Restaurant location in Birmingham City Centre a busy alternative bar / restaurant scene due to its strategic location close to New Street Station / Grand Central, The Mailbox and Birmingham's Theatre quarter. Operators in close vicinity include **Turtle Bay**, **Brewdog**, **Grosvenor Casino**, **Cherry Reds**, **Easy Hotel** and **Fullers The Stable** as well as the **Alexandra Theatre**.

Description

The premises comprises a ground floor lock up shop.

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Accommodation

The premises comprises of the following approximate floor area;

Unit 3, 4 Lower Severn St	SqM	SqFt
Ground Floor	90.48	974

Business Rates

RV £24,750 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

C 56. A copy of the EPC is available upon request.

VAT

VAT is applicable.

Rent

£27,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of **£2,179 + VAT**.

Insurance

Included in the Service Charge.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

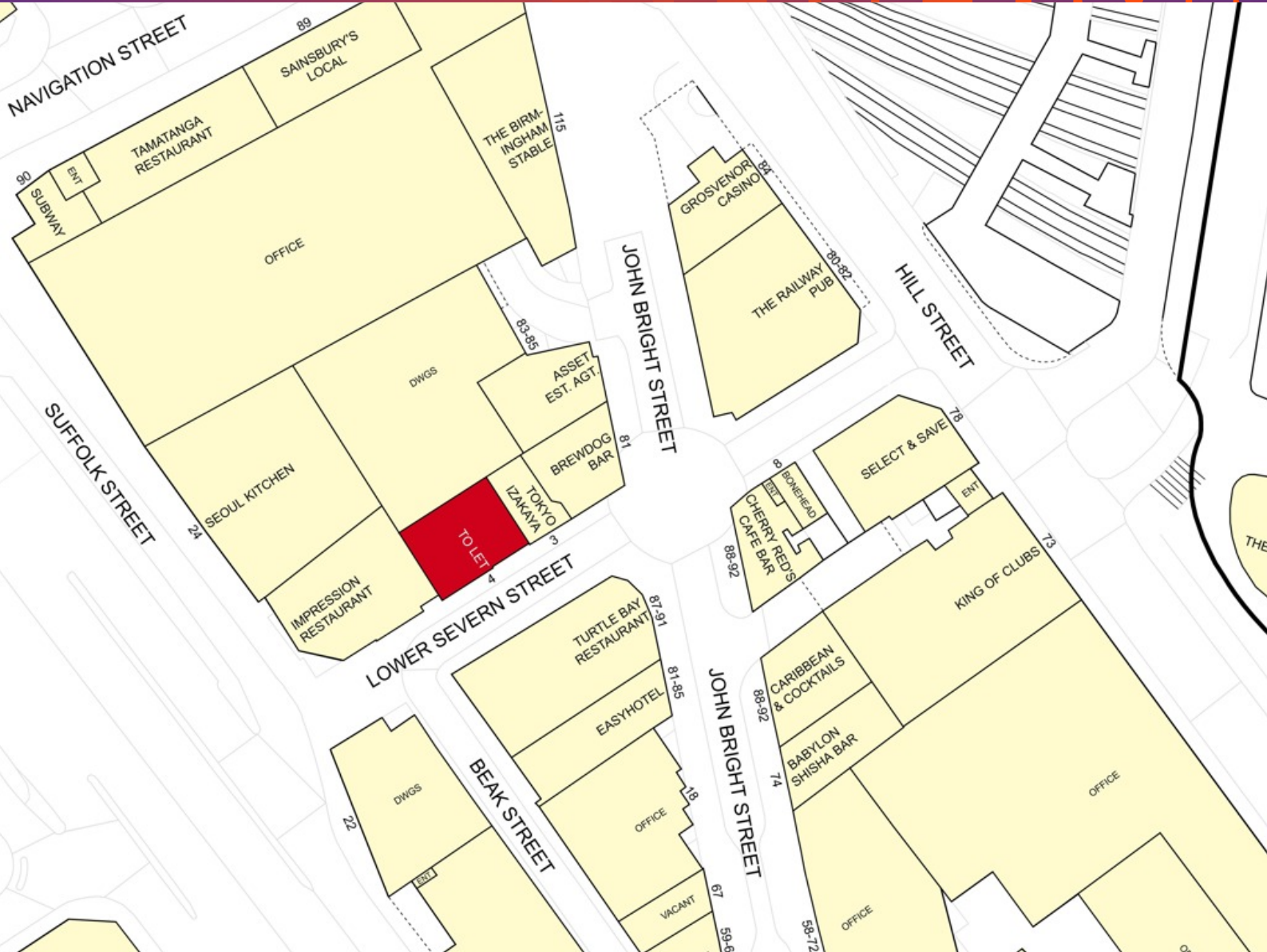
Viewings

Strictly by appointment with the Sole Retained Agents Creative Retail.

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Creative Retail