

Birmingham

Unit 3b, Utilita Arena, Birmingham, B1 2AA

To Let



Fitted Craft Bar Available

Restaurant, Bar or Leisure Premises

**AVISON
YOUNG**

Unit 3b, Utilita Arena, Birmingham, B1 2AA



Quoting Rent
£45,000 pax



Size
GF 2,638 sq ft
Mezz 816 sq ft



Prominent location
**Near to Brindleyplace, ICC,
Symphony Hall and The
National Sea Life Centre**



Planning
**Suitable for a range of uses
within Class E (STP)**



Walking time
**Large residential population
located within a 10-minute
walk**



Demographics
**40% population under 25
years of age**

Location

The property forms part of Utilita Arena Birmingham one of the largest and busiest indoor arenas in the UK with a capacity of 15,800 and one of the host venues of the Commonwealth Games in Birmingham. The Arena is situated in close proximity to the **National Sea Life Centre, Symphony Hall, and ICC** which collectively attract hundreds of thousands of visitors per year.

Brindleyplace is located across the canal and is home to 10,000 office workers. There is also a large and growing residential population within a 10-minute walk including The Mailbox, The Cube and Symphony Court. As well as an abundance of new developments on Broad Street such as The Mercian which comprises 481 apartments and The Bank development which comprises two buildings consisting of 189 and 217 apartments respectively.

The subject property is located immediately next door to the **Legoland Discovery Centre and Costa Coffee** with other neighbours including **Ed's Diner, and Mooncat.**

Accommodation

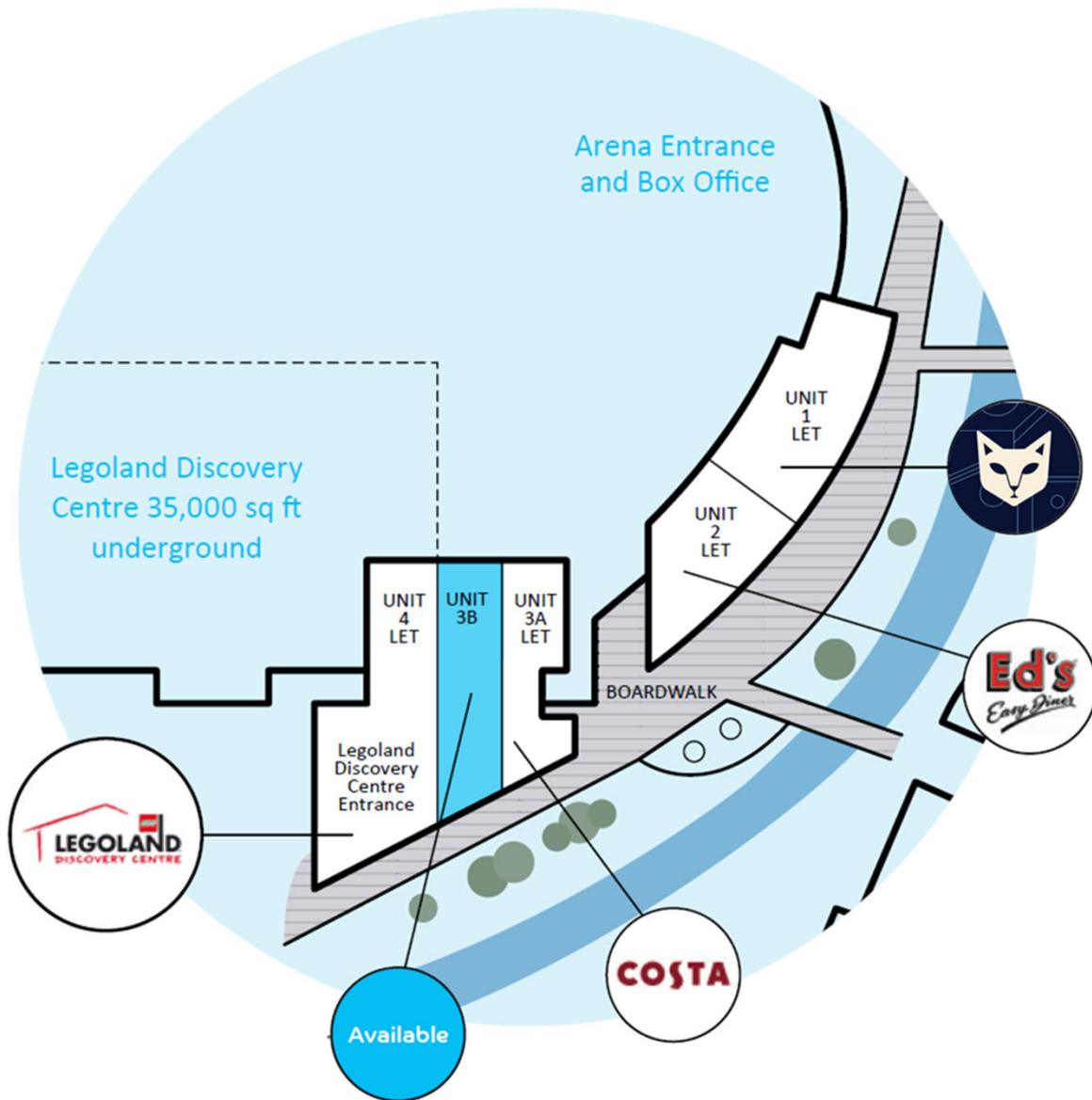
The premises are arranged over ground floor and mezzanine providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	2,638	245.07
Mezzanine	816	76.04

Lease Terms

Available by way of a new FRI lease on terms to be agreed.

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Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

Service Charge

The on-account service charge for the 2025 is set at £13,601 pa.

Business Rates

We understand that the property is assessed as follows:

Rateable Value 24/25:	£30,000
UBR 24/25:	£0.499p
Rates Payable	£14,970

EPC

An EPC certificate can be made available upon request.

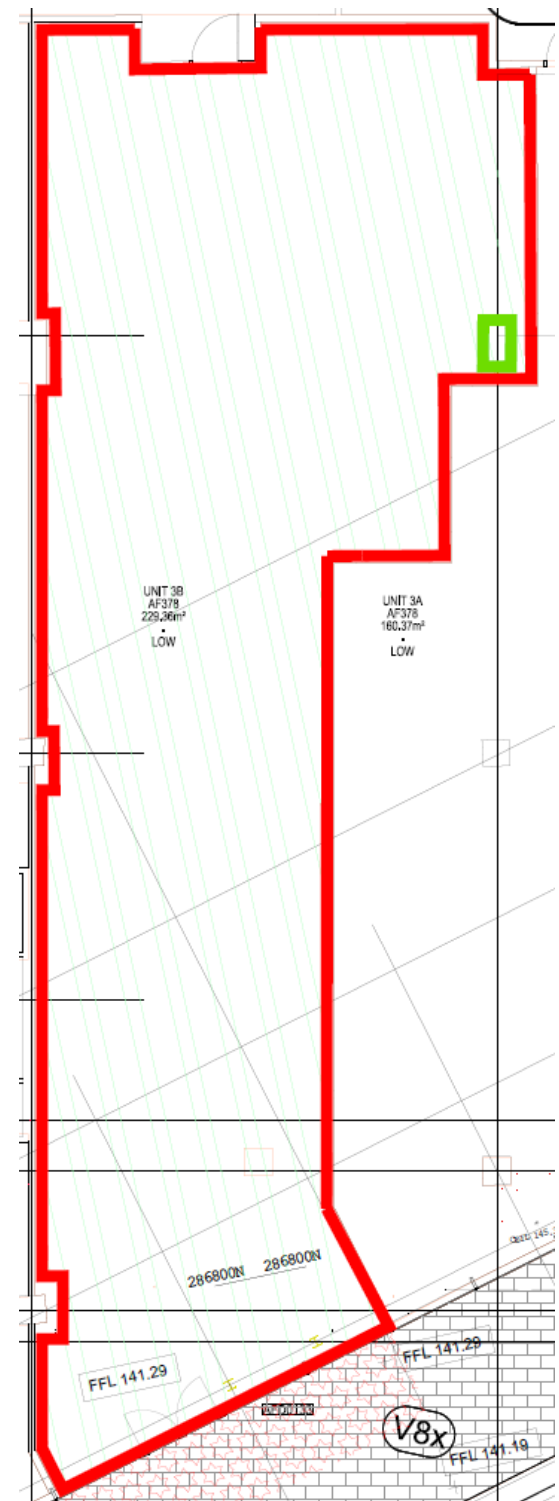
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

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