

31 TEMPLE STREET

B2 5BD

BIRMINGHAM

RARE OPPORTUNITY TO ACQUIRE 4,650 SQ FT

PRIME FOOD & BEVERAGE PITCH

LOCATED IN BIRMINGHAM CITY CENTRE

HIGH FOOTFALL LOCATION BETWEEN CENTRAL BUSINESS DISTRICT AND NEW STREET STATION

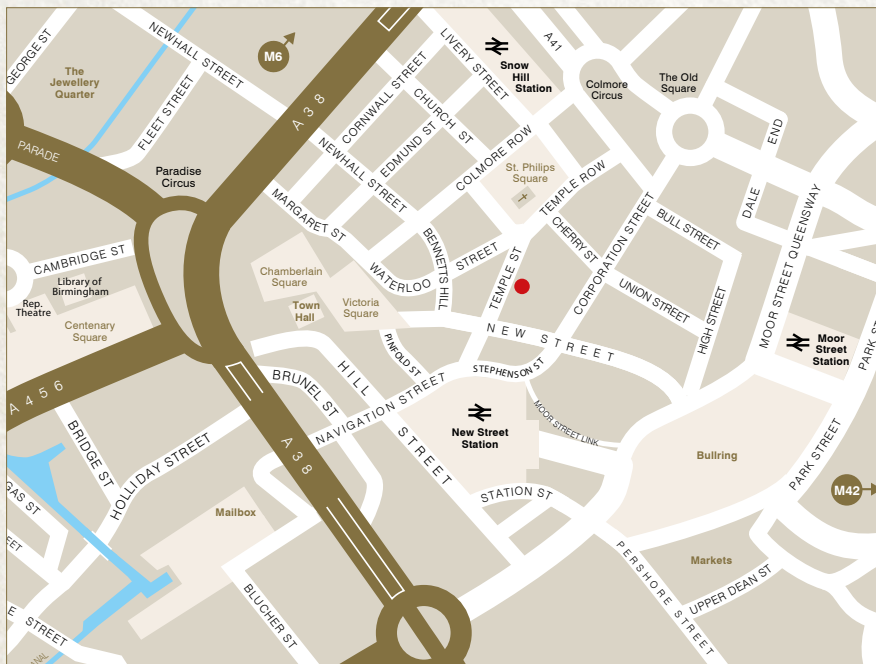


BIRMINGHAM

The UK's second largest city
with a population of circa
1.1 MILLION

Considered one of the
youngest cities in Europe
with under 25's accounting for
40% of the population

Main centre in the West
Midlands conurbation which
has a population of
2.5 MILLION



Birmingham has experienced continued growth and development as a commercial centre and there has been major expansion in the leisure market within the Central Business District in recent years.

The subject property presents a rare opportunity to secure representation on Temple Street, which is regarded as the one of the primary Food and Beverage locations in the heart of the City Centre and CBD. It has immediate access to the City's key amenities it lies on the main route between New Street Station and Colmore Row within close proximity to the City's prime retail offering of the Bull Ring and Grand Central.

F&B operators currently represented on Temple Street include:

San CARLO

FLIGHT CLUB
SOCIAL DARTS

THE HEAD OF STEAM
ESTD 1995
PURVEYORS OF GREAT BEER

Fumo
BAR | CIGARETTES | RESTAURANTE

Blanc

The OYSTER CLUB
SEAFOOD AND GRILL RESTAURANT

THE IVY

Revolución de Cuba

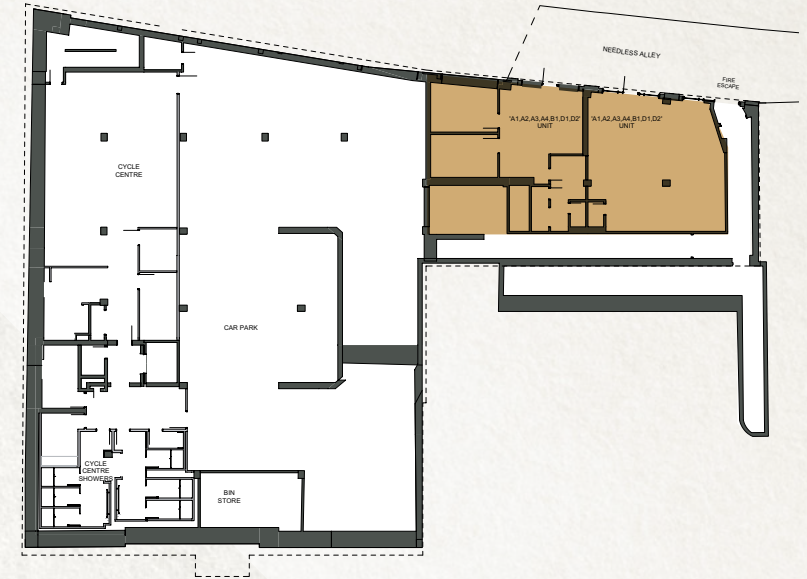
las IGUANAS

The Trocadero

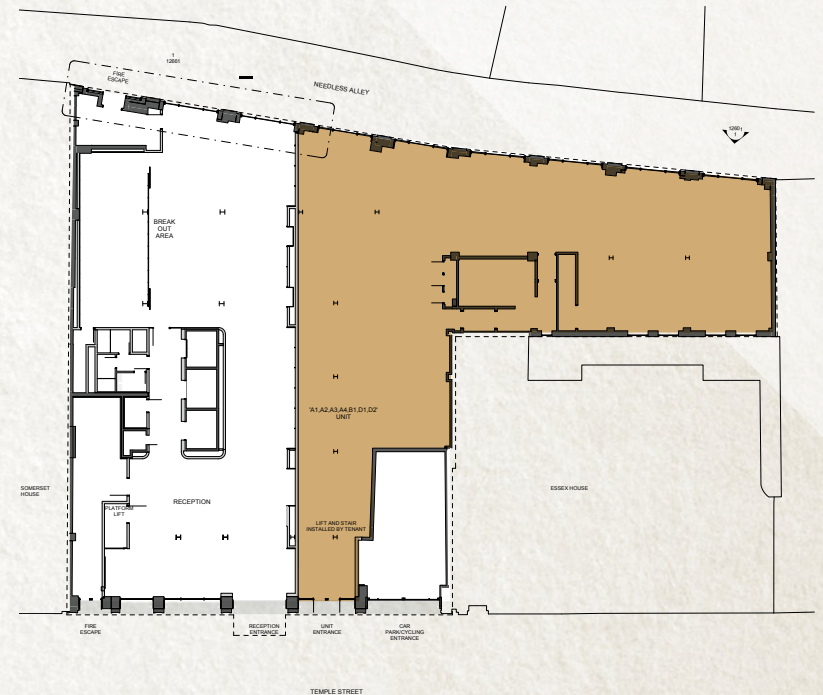
There is also an abundance of other F&B operators on the neighbouring streets of Bennetts Hill, Colmore Row and Temple Row.

DESCRIPTION

The subject property extends to 4,650 sq ft (432.0 sq m) over ground with the added potential for 1,450 sq ft (134.7 sq m) at lower ground if required. The unit will be finished to a shell and core specification ready to receive the tenants fitout.



▼ PROPOSED LOWER GROUND FLOOR



▼ PROPOSED GROUND FLOOR



VIEWING & FURTHER INFORMATION:

Strictly by prior appointment
with the joint agents:

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LEASE

The property is available by way of a new 20 year effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Ground Floor only £175,000 pax. The lower ground floor, if required, is available by way of separate negotiation.

PLANNING

The property currently benefits from Class E consent but is suitable for a Sui Generis Drinking Establishment use (previously Class A4) subject to planning permission.

BUSINESS RATES

The property has yet to be separately assessed for rating purposes.

EPC

It is anticipated that on completion of works the property will have an EPC rating of B.

LEGAL AND OTHER COSTS

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

VAT

The property is registered for VAT which will be charged at the prevailing rate.