

ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



TO LET OFFICES/LEISURE

88/91 NEW STREET, BIRMINGHAM B2 4BA

Location

New Street continues to be one of the busiest parts of Birmingham shopping area as being the main link between Victoria Square and the Bull Ring.

Over the past few years this area has transformed itself into a restaurant and leisure location and attracts both shoppers and office workers feeding from Bennetts Hill and Temple Street.

The subject premises are situated adjacent to Fat Burgers, other occupiers of note within the area include KFC, German Donner Kebab, Yakinori, Second Cup Coffee, Bella Italia, Wildwood, Nandos, and Wagamama,

This section of New Street also forms part of the leisure circuit from the city centre to Brindleyplace and Paradise Restaurants and offices.

Description

The offices/leisure which are self contained are arranged on second, third and fourth floors, with the following approximate floor areas:-

Accommodation

Second Floor	465.8sqm	5,014 sqft
Third Floor	465.8sqm	5,014 sqft
Fourth Floor	400.15sqm	4,308 sqft

Lease

The property will be available by way of a new lease for a term of years to be agreed.

Rent

On Application.

Rating Assessment

2nd floor – RV £52,640 3rd floor – RV £48,910 4th floor – RV £45,221 Rate multiplier for year 2022/23 – 51.2p in £

Service Charge

The current service charge is approximately £2.50 per sqft per annum which is subject to annual variation.

EPC Rating

Available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:

Ian Hughes

Rowley Hughes Thompson Mobile: 0779 5147434 Email: ianh@rhtretail.co.uk

Date prepared: Sept 2022. Transactions are stated exclusive of VAT, Subject to Contract

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors. 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 4 Any intending purchasers or lessers must sastisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give

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MEN OXFORD HOUSE NEW STREET SECOND CU 2 COFFEE SHOP 63 KFC RESTAURANT VACANT RESTAURANT THE LOST & FOUND BAR BRITISH RESTAURANT PIZZA RESTAURANT BODEGA EXICAN RESTAURANT MPLOYMENT AGENCY ITALIAN RESTAURANT BUFFALO & RYE RUDYS 54 - 56 BENNETTS HILL 50 ENT

VICTORIA SQUARE

CHRIST CHURCH PASSAGE

NANDO'S

GDK RESTAURANT GDK RESTAURANT

J D WETHERSPOON HOTEL THE BRIAR ROSE HE INDIAN STREATERY
NINDIAN RESTAURANT
STREAM PROPERTY
STREAM PROPERTY NOCTURAL ANIMALS
BAR & RESTAURANT PUBLIC HOUSE SUN ON THE HILL FRANCO MANCA PIZZA RESTAURANT OSY CLUB TMARUATE 38

FLIGHT CLUB |

IMPERIAL HOUSE

TEMPLE STREET

ROWLEY HUGHES THOMPSON

Experian Goad Plan Created: 05/09/2022

LOWER TEMPLE STREET

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