



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhtretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



**SUBJECT TO VACANT POSSESSION  
TO LET  
BIRMINGHAM  
64 NEW STREET  
B2 4DU**

**RESTAURANT OR CLASS E USE**

## Location

The subject premises are situated on the Victoria Square end of pedestrianised New Street in the established restaurant sector.

Occupiers of note include Wing Stop, Nandos, Fat Burgers, Wildwood, to name but a few.

## Accommodation

Overall Frontage	7.01 m	(23ft 0ins)
Net Frontage	5.64 m	(18ft 6ins)
Internal Width	6.1 m	(20ft 0ins)
Narrowing to	4.95 m	(16ft 3ins)
After	7.31 m	(24ft 2ins)
Shop Depth	20.42 m	(57ft 0ins)
Built Depth	26.82 m	(88ft 0ins)

Ground Floor Sales	141 sq m	(1,520 sqft)
Basement		
Potential Sales up to	278.7sq m	(3,000 sqft)

## Tenure

The property will be available by way of a new lease at a rental of £97,500 per annum exclusive.

## Service Charge

£2,182 for the year 2023/2024

## Rating Assessment

The property is assessed for rates as follows:-

Rateable Value	£67,500
Rate in the £ 2023/24	51.2p
Rates Payable	£34,560

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging Authority to confirm rates payable and whether any transitional relief applies.

## EPC Rating

Available upon request

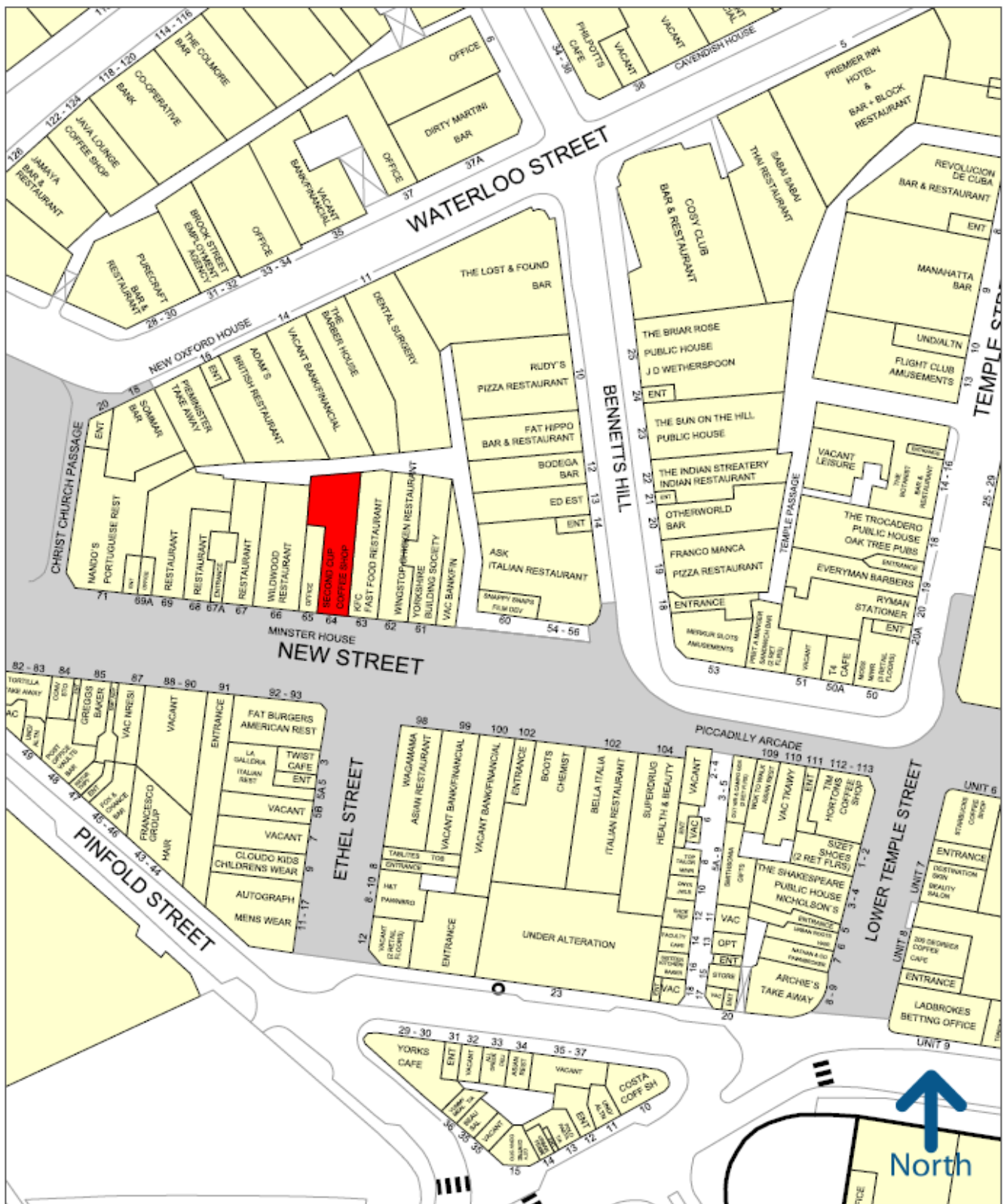
## Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

## Contact:

Ian Hughes  
Mobile: 07795 147434  
Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

Date revised December 2023. Transactions are stated exclusive of VAT,  
Subject to Contract



50 metres

Experian Goad Plan Created: 04/12/2023  
Created By: RHT



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

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 lessees must satisfy 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 any representation or warranties in relation to this property.