



# ROWLEY HUGHES THOMPSON

## PROPERTY CONSULTANTS

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### PROMINENT CAFÉ / BAR TO LET –MULBERRY WALK, MERE GREEN



#### In Brief

- Prominent location on Lichfield Road
- There is a dedicated 75-space car park with additional parking in the adjacent council run car park.
- Partially fitted unit

#### EPC Certificate

Available on application.

#### Plans

On application.

## Unit 5G Mulberry Walk, Mere Green Birmingham B75 5BL

#### Location

Mulberry Walk is a mixed-use development in Mere Green town centre at the heart of one of the West Midlands wealthiest enclaves.

The scheme comprises 55,361 sq ft of mixed-use retail and restaurant accommodation anchored by a Marks and Spencer Simply Food. This is a prominent location fronting Lichfield Road. Other occupiers of note within the development include Boots, Café Nero, Specsavers,, Loungers, Giggling Squid and Pierre's.

#### Premises

The premises are fitted as a café/bar situated on Lichfield Road. *The floor areas have not been measured and are estimated only:*

<b>Ground Floor</b>	<b>1,200 sq ft</b>	<b>111.5 sq m</b>
<b>First Floor (customer WC)</b>	<b>600 sq ft</b>	<b>55.75 sq m</b>
<b>Total</b>	<b>1,800 sq ft</b>	<b>167.25 sq m</b>

#### Lease

The property is available on a new FRI lease for a term of 10/15 years.

#### Rent

Rental offers in the region of £29,000 per annum exclusive of Business Rates, VAT & Service Charge.

#### Legal Costs

Each party to bear their own costs.

#### Business Rates

Rateable Value £30,250

#### Further Information

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Date prepared: October 2024. All transactions are stated exclusive of VAT. Subject to Contract.

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