

43-45 Newhall Street | Birmingham | B3 3QR

## Stunning bar/restaurant opportunity in a high-profile Birmingham City Centre location – Available September 2023

195.80m<sup>2</sup>  
(2,107ft<sup>2</sup>)

- Established bar/restaurant premises
- Stunning Grade II Listed building
- Within Birmingham's Central Business District
- Significant residential catchment
- Occupiers in the vicinity include **Purnells, Tattu, Gaucho, Fazenda, Orelle** and **Ashas**
- Available September 2023



TO LET



Location



Gallery



Contact



FHP are delighted to present this established bar/restaurant opportunity within a stunning Grade II Listed building within Birmingham's Central Business District.

## Location

The subject property is located in a prominent position fronting Newhall Street and Cornwall Street. Set within Birmingham's CPD, a circa 30,000 strong business community, the subject premises sits amongst some of Birmingham's best bars/restaurants to include the Michelin starred **Purnells** restaurant, **Gaicho**, **Fazenda**, **Orelle** and **Tattu** and within a short walk of Birmingham's two premier hotels, **Hotel du Vin** and **The Grand**.

The subject unit is also set within a growing residential catchment with developments such as the adjoining Lightwell development; Octagon, the 49 storey residential tower to be built as a part of Paradise mixed use development, and Stirlings regeneration on Ludgate Hill.

The location is therefore truly mixed use with some of Birmingham's largest employers located in the immediate vicinity, complimented by a growing residential catchment.





## Description

The accommodation is arranged over two floors, currently occupied as a 96 cover ground floor bar/restaurant with kitchen and WCs located to the rear. Further cellar/offices are located at basement level. Handover condition will be a shell, with capped electricity, gas and water supplies.

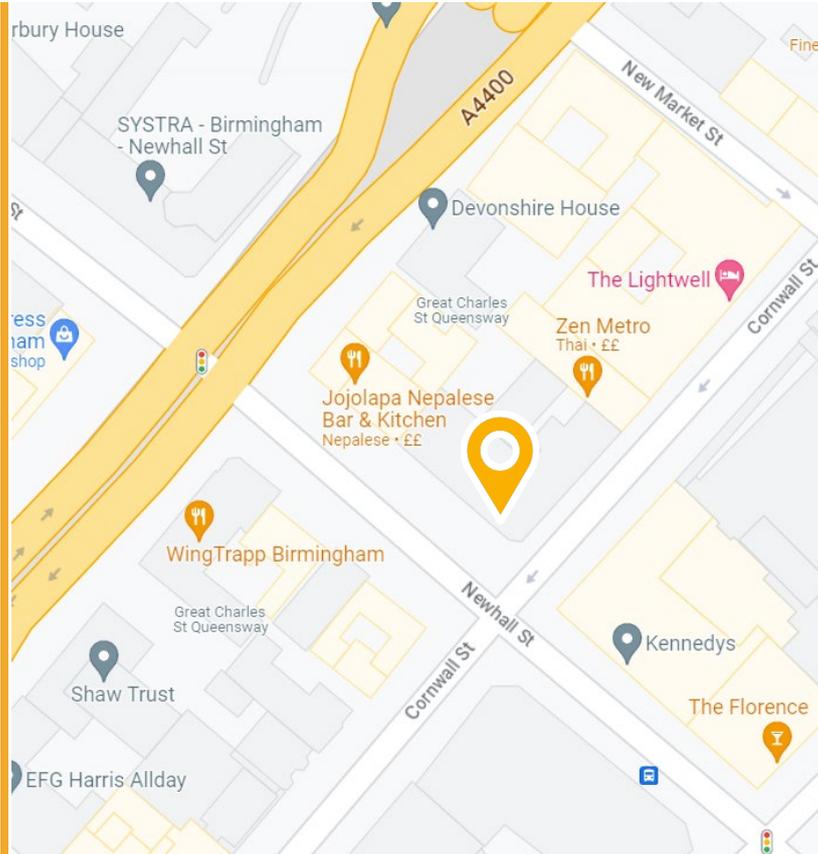
Description	m <sup>2</sup>	ft <sup>2</sup>
Bar / Restaurant Area	195.80	2,107
Kitchen	32.99	355
Cellar	35.30	380
<b>Total</b>	<b>264.09</b>	<b>2,842</b>

## Lease Terms and Rental

The property is available by way of a new, effectively full repairing and insuring lease for a term to be agreed. Rental offers are invited in the region of:-

**£67,500 per annum exclusive**  
**(Sixty seven Thousand Five Hundred Pounds)**

VAT, Service Charge, Business Rates and utilities will be charged in addition to the rent.



## Service Charge

A service charge will be payable for the upkeep and maintenance of the building. Further information is available on request.

## Business Rates

We have been advised by Birmingham City Council Business Rates Department that the property is assessed as follows:

**Rateable Value (2023): £44,000**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

## Planning

The property is categorised as Use Class E.

## Trading Hours

Current trading hours are 9am - 11pm (Monday to Friday), 10am – 12am on Saturday and 24hrs on Sunday. Interested parties are requested to make their own enquiries with regards to licensing.

SAT NAV: B3 3QR



## EPC

Rated C-68. A copy of the Energy Performance Certificate is available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

The property is elected, and VAT will be charged in addition to the rent.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Doug Tweedie**

07887 787 892

doug@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

First Floor  
122-124 Colmore Row  
Birmingham, B3 3BD

[fhp.co.uk](http://fhp.co.uk)

05/07/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.