

Fitted Former Dessert Parlour – Available Immediately By Way of an Assignment

258.61m²
(2,783ft²)

- Prime Birmingham City Centre leisure destination
- Adjacent to **Five Guys** and opposite **Nandos** and **Cineworld IMAX**
- Part of leisure complex anchored by **Grosvenor Casino** and **Boom Battle Bar**
- Fitted space
- 680 parking spaces in the immediate vicinity
- Available immediately by way of an assignment of the existing lease



LEASE AVAILABLE



Location



Gallery



Contact

FHP are delighted to bring to the market the lease of a former dessert parlour off Birmingham's prime leisure destination, Broad Street.

Location

The subject premises is located within the Fiveways Entertainment Centre off Birmingham City Centre's famous Broad Street.

Broad Street is a busy travel and leisure destination with **Hyatt, Hampton by Hilton, Novotel** and **Premier Inn** represented. Residential developments such as Moda's, The Mercian and Cortland Broad Street have also added to the areas dense residential catchment.

Located adjacent to **Five Guys**, the subject premises sits amongst some of the worlds biggest leisure brands such as **Grosvenor Casino, Cineworld IMAX, Boom Battle Bar, Nandos** and **Pure Gym**.

Parking is located adjacent, with 680 spaces provided between two multi-storey car parks.

Description

The premises are fully fitted as a dessert parlour, providing sales, ancillary storage, prep area and W/C's at ground floor level. Loading is via a central delivery area. Mains electricity and water are connected.

The unit is to be let as seen with nil premium.





Floor Areas

Description	m ²	ft ²
Ground floor	258.61	2,783
Total	258.61	2,783

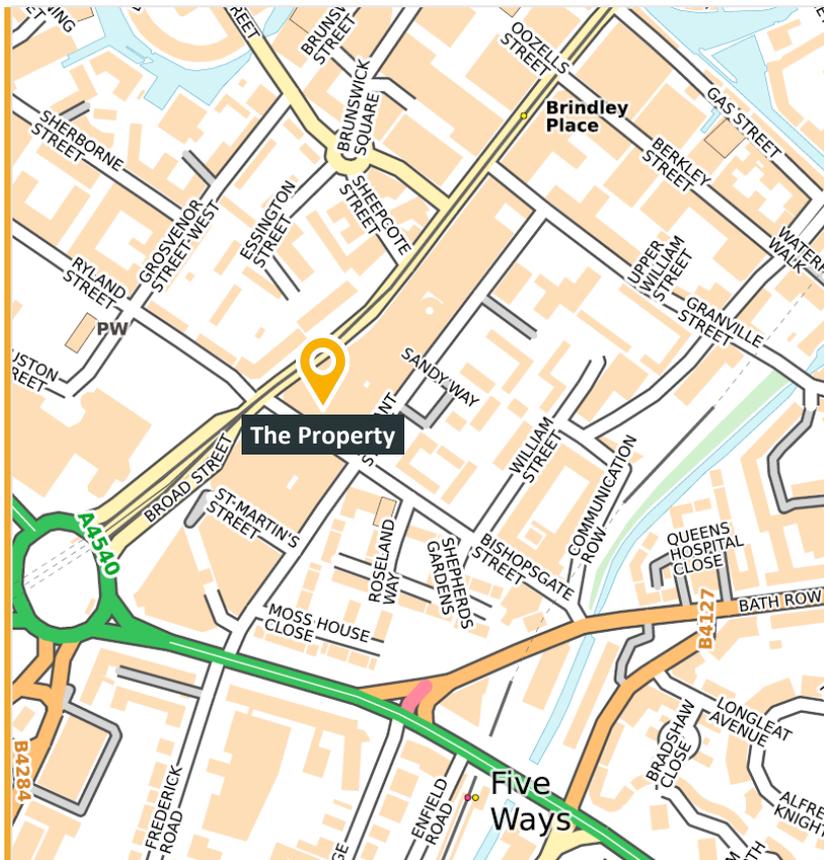
Lease Terms and Rental

The property is available by way of an assignment of the existing lease which expires on 12th November 2030. There is a tenant only break option on 30th August 2026. The passing rent is £60,000 per annum exclusive.

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 and car park/landscaping. The service charge for the 2023/24 accounting year is £2,000.



Business Rates

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

Rateable Value: £48,000

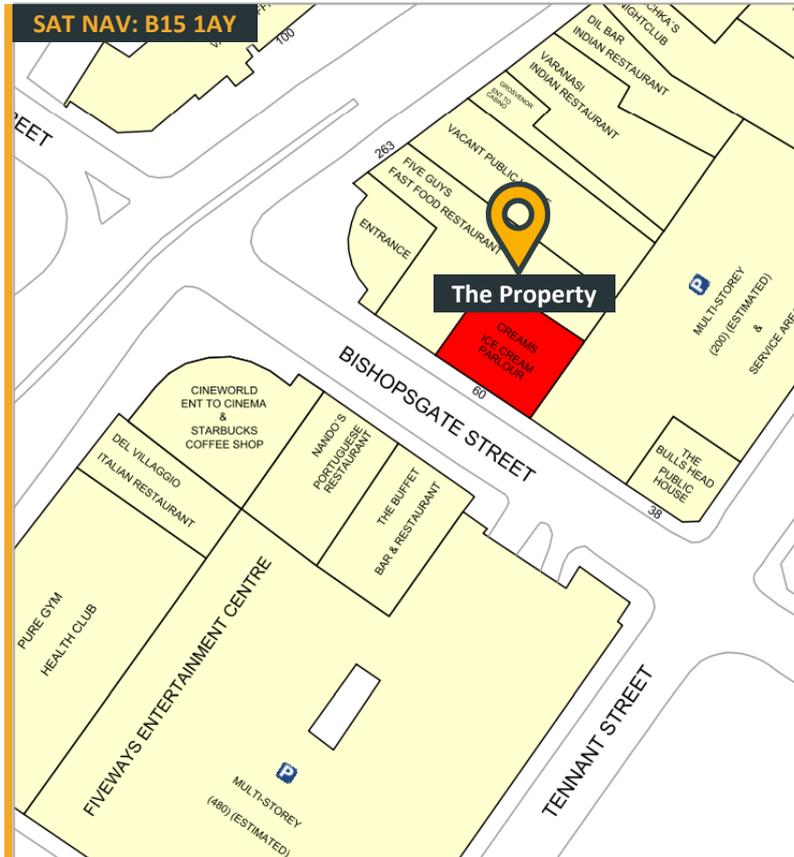
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the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

Planning

The permitted use is as a restaurant with ancillary takeaway within Class A3 of the Town & Country Planning (Use Classes) Order 1987.

EPC

Rated C - A copy of the Energy Performance Certificate will be available upon practical completion of the unit.



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:-

Oliver Daniels

07896 035 805

oliver.daniels@fhp.co.uk

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

02/10/2023

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