

119/121 & 115/117 HURST STREET, BIRMINGHAM, B5 6SE



119/121 Hurst Street



115/117 Hurst Street

TO LET

GROUND FLOOR
RETAIL/RESTAURANT/HOT FOOD
TAKEAWAY PREMISES

**119/121 Hurst Street - 2,450 sq.ft/
227.61sq.m**

**115/117 Hurst Street – 1,047 sq.ft/
97.27 sq.m**

- Situated at the heart of Birmingham's "China Quarter".
- Within close proximity to the Arcadian development.
- Within close proximity to the Hippodrome theatre.
- Situated at the heart of premises predominantly utilised on the basis of restaurants/wine bars/nightclubs.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

Both outlets enjoy an extensive frontage onto Hurst Street, located between the intersections with Kent Street and Bromsgrove Street.

The properties are located at the heart of Birmingham's famous "China Quarter", situated within relatively close proximity to the Arcadian development and the Hippodrome theatre.

The vast majority of the properties within close proximity are utilised on the basis of wine bars/restaurants/nightclubs.

Birmingham City Centre/New Street Station are within 5 minutes walk.

Considerable regeneration/redevelopment has occurred, predominantly on the basis of prestige/high quality flats/apartments.

Further redevelopment/regeneration is planned – wholesale markets.

DESCRIPTION

Both properties provide predominantly ground floor accommodation, although 119/121 has the benefit of an extensive basement area (previously utilised on the basis of a cinema).

PLANNING

The units have been utilised, for a considerable number of years, on the basis of adult entertainment.

However, following initial discussions with Birmingham City Planning Department, indications were given that consent would be forthcoming on the basis of either A1 (Retail), A5 (Restaurant) or A3 (Hot food takeaway).

Any interested party should make their own proper enquiries of the local planning authority.

ACCOMMODATION

119/121 Hurst Street - **2,450 sq.ft/227.61 sq.m**

115/117 Hurst Street - **1,047 sq.ft/97.27 sq.m**

RENTAL

119/121 Hurst Street - **£28,500 per annum exclusive.**

115/117 Hurst Street - **£16,500 per annum exclusive.**

RENTAL PAYMENTS

Quarterly in advance.

For More Information Contact:

Robert Taylor BSc MRICS

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RATEABLE VALUE/RATES PAYABLE

119/121 Hurst Street

Rateable Value: £20,250

Rates Payable circa : £9,537

115/117 Hurst Street

Rateable Value : £12,750

Rates Payable circa : £6,005

VAT

VAT is not applicable.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:

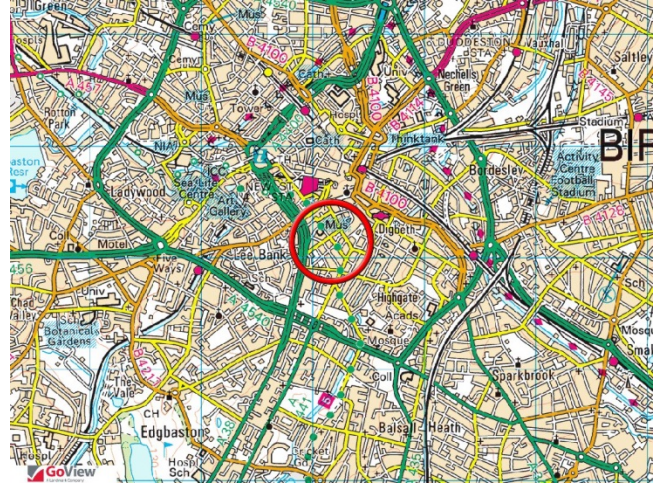
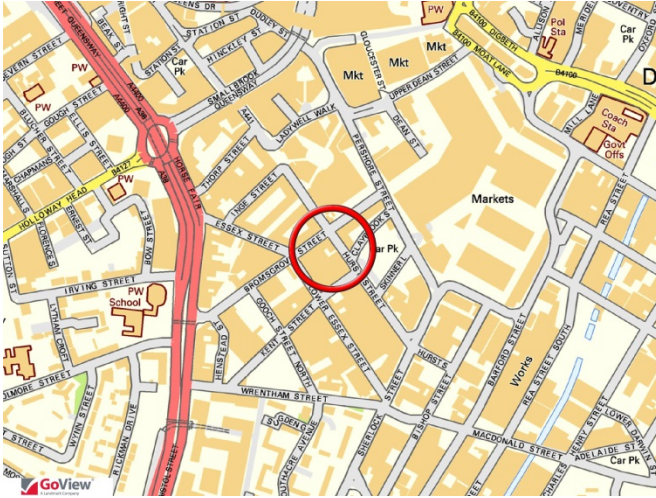
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SMB
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.