

146 BROMSGROVE STREET, BIRMINGHAM, B5 6RG



## TO LET

### GROUND FLOOR RETAIL/HOT FOOD

580 sq.ft/53.88 sq.m

- Direct frontage onto Bromsgrove Street, located within close proximity to the intersection with Hurst Street.
- Situated at the heart of "Chinatown"
- Within close proximity to the Arcadian & The Hippodrome Theatre.
- Immediate areas are benefiting from considerable redevelopment – residential - Smithfield.
- Full height glazed frontage, with the benefit of an external, electrically operated security shutter.



Stephens McBride Chartered Surveyors & Estate Agents  
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[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The subject premises occupies a prominent position, enjoying direct frontage onto Bromsgrove Street, located within close proximity to the inter-section with Hurst Street.

Immediate surrounding areas are benefitting from considerable regeneration/redevelopment – residential.

The area is synonymous with restaurants/eateries/leisure/entertainment – The Arcadian/ Hippodrome Theatre.

## DESCRIPTION

The subject premises provides ground floor, open plan accommodation, suitable to be utilised on the basis of a variety of uses – retail/hot food.

Open plan.

Suspended ceiling, incorporating recessed lighting.

Glazed frontage, having the benefit of an external, electrically operated security shutter.

## ACCOMMODATION

**580 sq.ft/53.88 sq.m**

## TERM

The property is available on the basis of a 5 year lease agreement (longer if required).

## RENTAL

**£15,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## **For More Information Contact:**

Robert Taylor BSc MRICS

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## VAT

VAT is not applicable.

## PLANNING

We are of the opinion that the property can be utilised on the basis of retail or hot food.

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

## BUSINESS RATES

Rateable Value : **£9,500**

Rates Payable : **£4,250**

**It is important to note that small business rates relief may apply.**

## INSURANCE PREMIUM

The annual insurance premium payable by the tenant is in the region of **£430**.

## MAINS SUPPLIES

Primary metered mains electricity, water & drainage.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

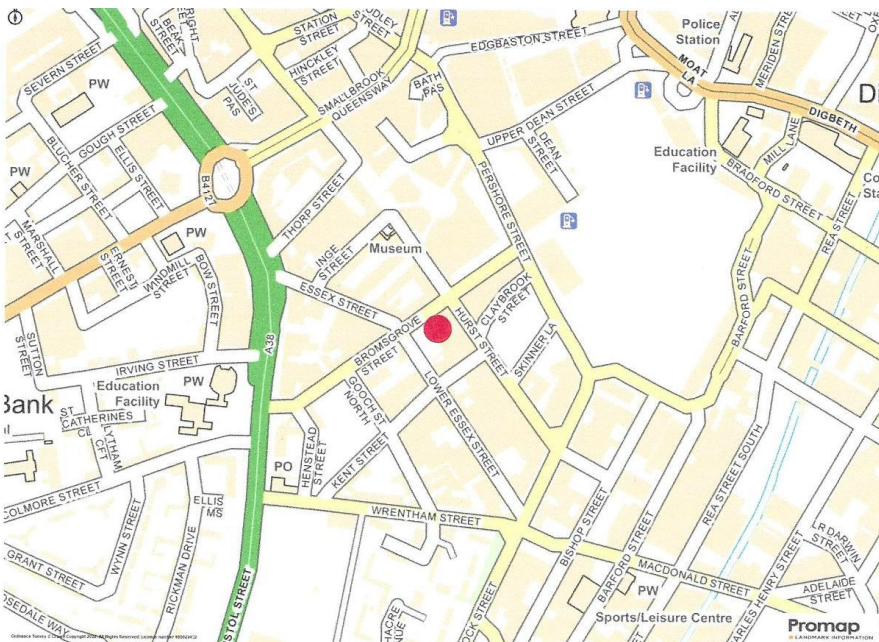
Each party to bear their own proper reasonable legal costs.

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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.