

GROUND FLOOR, PART, ENTERPRISE HOUSE, 60/62 CONSTITUTION HILL, BIRMINGHAM, B19 3JT



TO LET

GROUND FLOOR (PART ENTERPRISE HOUSE)

5,000 sq.ft/464.51 sq.m

- Direct frontage onto Constitution Hill – main arterial route – considerable traffic flow.
- Circa, 0.25 of a mile from Birmingham City Centre (short walking distance).
- Currently configured on the basis of escape rooms.
- Suitable to be utilised on the basis of a variety of uses – retail/showroom/restaurant.
- St Paul's Metro/tram Station are nearby.



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LOCATION

The subject premises enjoys direct frontage onto Constitution Hill (B4100 – main arterial route – considerable traffic flow), located approximately 0.25 of a mile from Birmingham City Centre.

Nearby is St Paul's, tram stop/metroline station.

Premises within close proximity are utilised on the basis of a variety of uses, including retail/showroom and restaurants/fast food outlets (Birmingham's famous Hen & Chickens public house).

DESCRIPTION

The subject premises comprise ground floor, separate, self-contained accommodation, currently utilised on the basis of "escape rooms".

We are of the opinion that the property is also suitable to be utilised on the basis of retail/showroom or a restaurant – subject to consent.

ACCOMMODATION

5,000 sq.ft/464.51 sq.m

MAINS SUPPLIES

The property has the advantage of primary metered, mains electricity, water and drainage.

BUSINESS RATES

Rateable Value **£11,750**
Rates Payable circa, **£5,800 pa**

For More Information Contact:
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OCCUPATION

Immediate occupation is available on completion of all legal formalities.

TERM

The property is available on the basis of a 5 year, lease agreement.

ASKING RENTAL LEVEL

£25,000 pax

RENTAL PAYMENTS

Quarterly in advance

VAT

VAT is not applicable.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

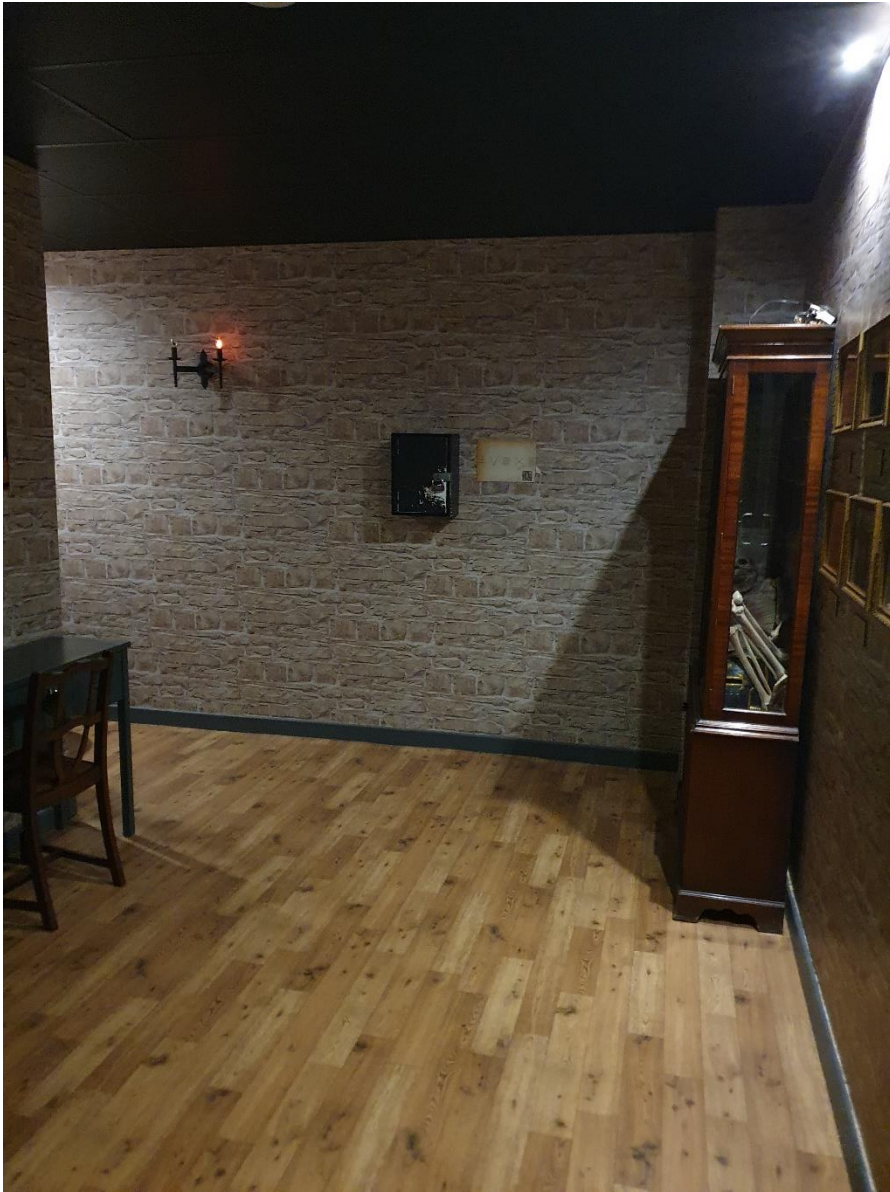
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SMB
Stephens McBride

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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.