

2-4 EXETER STREET, BIRMINGHAM, B1 1NH



TO LET

GROUND FLOOR RESTAURANT WITH
FIRST FLOOR ANCILLARY
ACCOMMODATION

2,712 sq.ft/251.96 sq.m

- Within a short walking distance from Birmingham City Centre/central business district
- Refurbished to a high standard
- Off-street parking and loading.
- Suitable to be utilised on the basis of a variety of uses



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LOCATION

The subject premises fronts Exeter Street (corner position), which is accessed via the main Holloway Head (B4127). A short walking distance from Birmingham City Centre/the main retail centre/central business district (within 0.15 of a mile).

Surrounding areas are a mix of high-density residential (apartments), offices and leisure.

Excellent communicational links – Suffolk Street Queensway/Bristol Street.

DESCRIPTION

The subject premises provides a ground floor restaurant including first floor ancillary accommodation.

With the benefit of an electrically operated security shutters.

Roller shutter loading door.

Off-street parking.

ACCOMMODATION

2,712 sq.ft/251.96 sq.m

ASKING RENTAL LEVEL

£40,000 pax

Payable quarterly in advance.

TERM

The property is available on the basis of a 10 year lease agreement (5 year review pattern).

VAT

VAT is applicable

BUSINESS RATES

(April 2026)

At present, the property attracts 2 separate assessments.

Rateable value (Ground floor) - **£16,500**

Rates payable circa, **£8,000 pa**

Rateable value (First Floor) - **£11,750**

Rates payable circa, **£5,500 pa**

CURRENT USE

Restaurant

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

MAINS SUPPLIES

We are advised all mains supplies are connected on a primary metered basis, including electricity, gas, waster and drainage.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

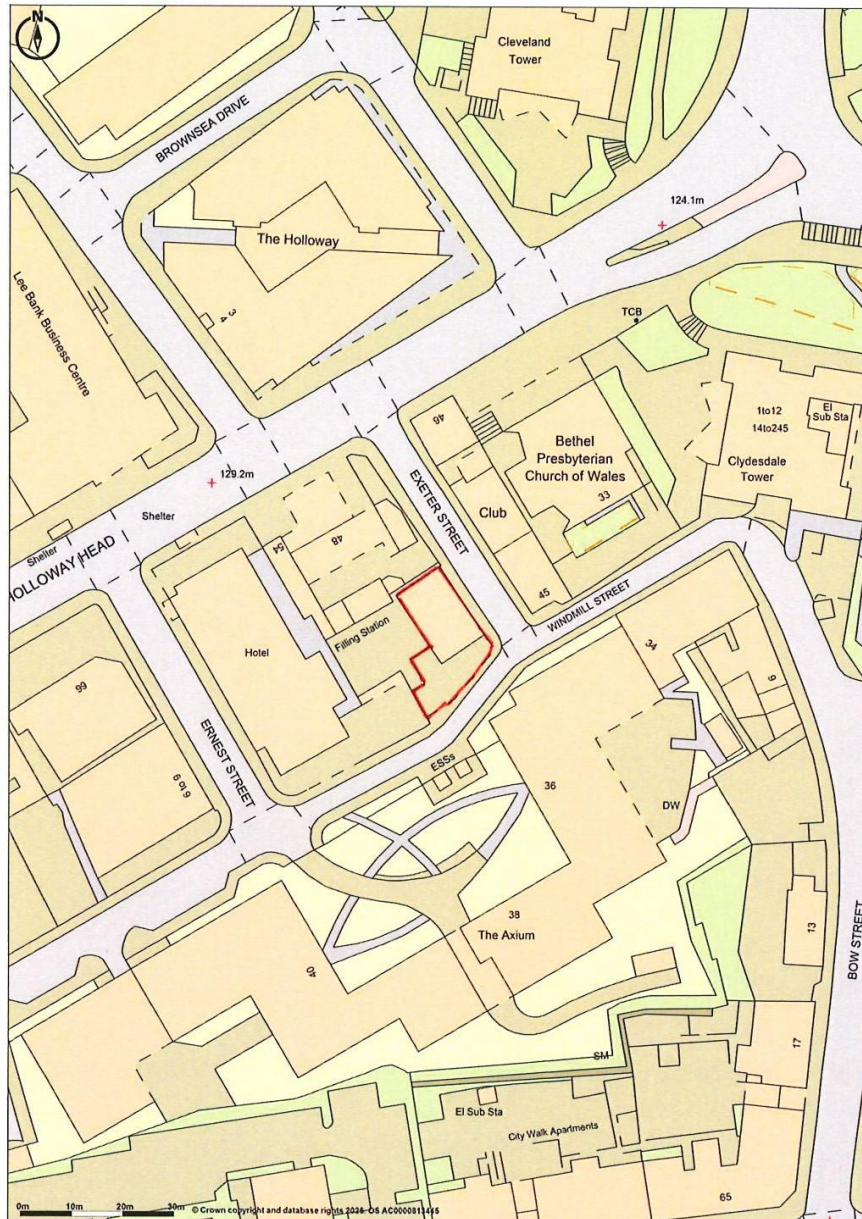
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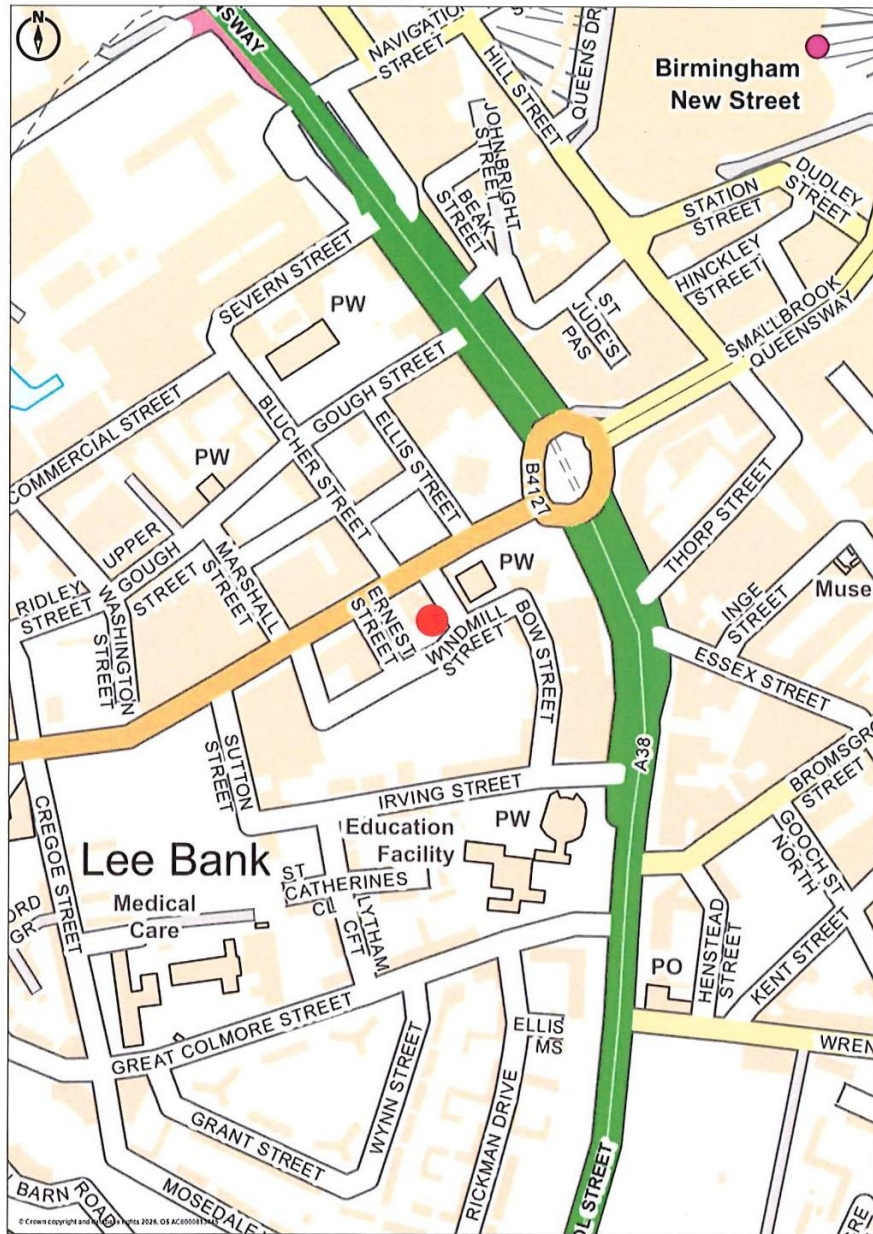
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SMB
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NOTICE

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.