

THE NIGHT OWL NIGHT CLUB, 17-18 LOWER TRINITY STREET, DIGBETH, BIRMINGHAM, B9 4AG



FREEHOLD FOR SALE INVESTMENT OPPORTUNITY

- Ten year lease - £22,200 per annum exclusive.
- Within close proximity to The Custard Factory, Digbeth Dining Club, Birmingham City & Aston Universities and Millenium Point.
- Within close proximity to the Smithfield (42 acres) and Eastside Locks (13 acres) developments.
- Within close proximity to Birmingham City Centre, the inner and middle ring roads.
- Within close proximity to the proposed Metro line route/station.
- Within close proximity to the proposed HS2, Curzon Street station.
- Established and extremely popular nightclub venue.
- Considerable regeneration/re-development is occurring within close proximity.

1,920 SQ.FT/178.37 SQ.M



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

THE NIGHT OWL NIGHT CLUB, 17-18 LOWER TRINITY STREET, DIGBETH, BIRMINGHAM, B9 4AG

LOCATION

The subject premises enjoys direct frontage onto Lower Trinity Street, situated within relative close proximity to Birmingham's famous Custard Factory and the Digbeth Dining Club.

Digbeth is changing in nature, benefiting from considerable regeneration/re-development.

The property is within close proximity to:

- a) Birmingham City Centre, the inner and middle ring roads.
- b) The Smithfield Development (42 acres).
- c) Eastside Lock Development – 13 acres.
- d) Birmingham City and Aston Universities (considerable student population).
- a) The Metro line extension route/station.
- b) The proposed Curzon Street HS2 station.
- c) HS2 College.
- d) Lunar Rise Development (High Street, Digbeth).

DESCRIPTION

The subject premises comprise an established and extremely popular nightclub venue.

Enclosed, external seating area.

Dance floor/bar servery.

Mezzanine seating.

First floor office accommodation.

Extensive male and female toilet facilities.

The accommodation has been refurbished to a high standard.

ACCOMMODATION

1,920 sq.ft/178.37 sq.m

BASIS OF OCCUPATION

The entire property is occupied by the Northern Soul Partnership Limited (personal guarantees) on the basis of a 10 year full repairing and insuring lease at a rental of **£22,200** per annum exclusive.

Mutual break clause on the 5th anniversary of the term.

It should be noted that, prior to the completion of the new 10 year lease, the tenant had been in occupation for circa 4 years.

CONSIDERATION

Offers in excess of **£320,000** (Three Hundred and Twenty Thousand Pounds) are invited for this valuable freehold interest, reflecting an initial yield in the region of 7%.

VAT

VAT is not applicable.

VIEWINGS

Strictly by appointment with Mr Robert Taylor BSc MRICS.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

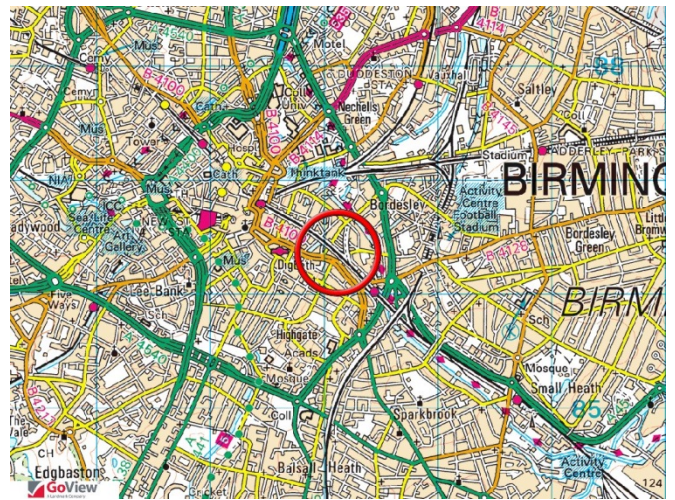
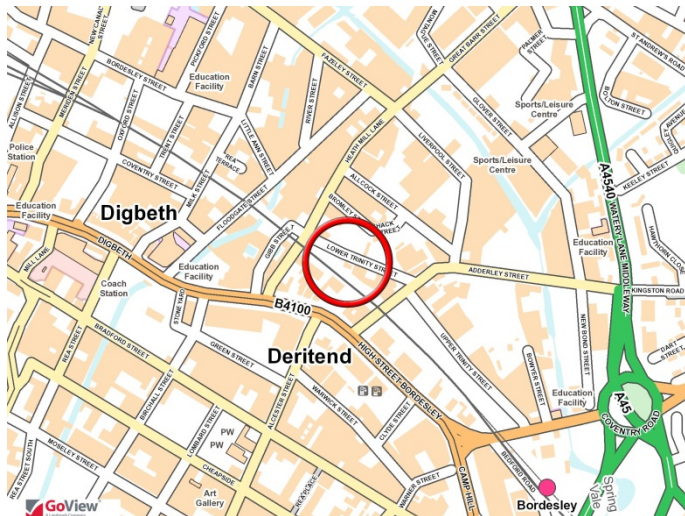
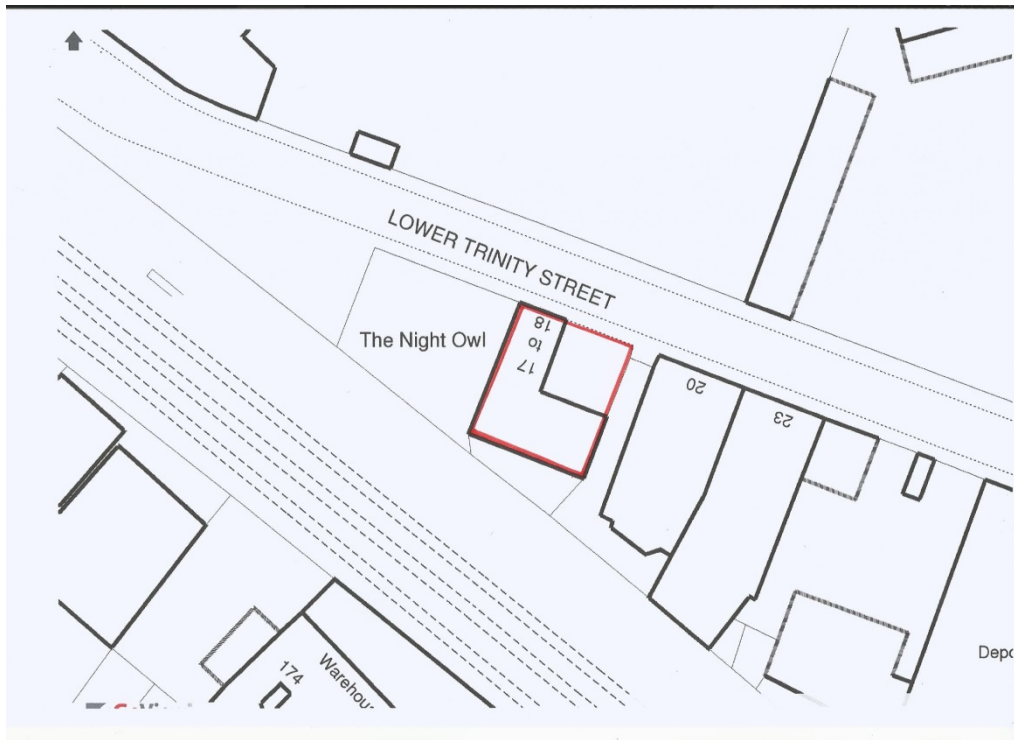
E: robert@smburveyors.com

SMB
Stephens McBride

THE NIGHT OWL NIGHT CLUB, 17-18 LOWER TRINITY STREET,
DIGBETH, BIRMINGHAM, B9 4AG



THE NIGHT OWL NIGHT CLUB, 17-18 LOWER TRINITY STREET, DIGBETH, BIRMINGHAM, B9 4AG



THE NIGHT OWL NIGHT CLUB, 17-18 LOWER TRINITY STREET, DIGBETH, BIRMINGHAM, B9 4AG

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.