

Lease For Disposal

Prominent Restaurant Opportunity

Unit 6
The Waters Edge
Brindleyplace
Birmingham



Summary

Providing more than 1.1m sq ft of retail, leisure and Grade A office space, Brindleyplace houses eleven iconic buildings providing a working environment for circa 10,000 people. In addition, the International Convention Centre (ICC), Symphony Hall, The National SEA LIFE Centre and Arena Birmingham (which is to host the new Legoland Discovery Centre), are all close by, adding year round valuable visitor attractions.

The property is situated adjacent to **Carluccio's**, and **Gourmet Burger Kitchen** whilst other nearby operators include **Pizza Express**, **Wagamama**, **The Slug and Lettuce** and **All Bar One**.

Accommodation

Internal Width	6.33 m	20 ft 09 ins
Depth	13.34 m	43 ft 09 ins
Ground Floor	74.4 sq m	800 sq ft
Mezz Floor Trading	73.0 sq m	786 sq ft

Lease

The property is held by way of a 10 year lease expiring on 10th August 2018 at a rent of £63,720 per annum. The lease is contracted inside the provisions of the Landlord and Tenant Act 1954.

Consideration

Offers are invited.

Service Charge

We under the current service is £17,674 per annum.

Planning

The property has the benefit of A3 planning consent, and a licence for the sale of alcohol until 2.30 am.

EPC

Energy Performance Rating – TBA

Business Rates

We understand that the property is assessed as follows:

Rateable value: £62,750
UBR: £0.479 (2017/8)
Rates Payable: £30,057.25

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT, if applicable, will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.

For further information please contact:

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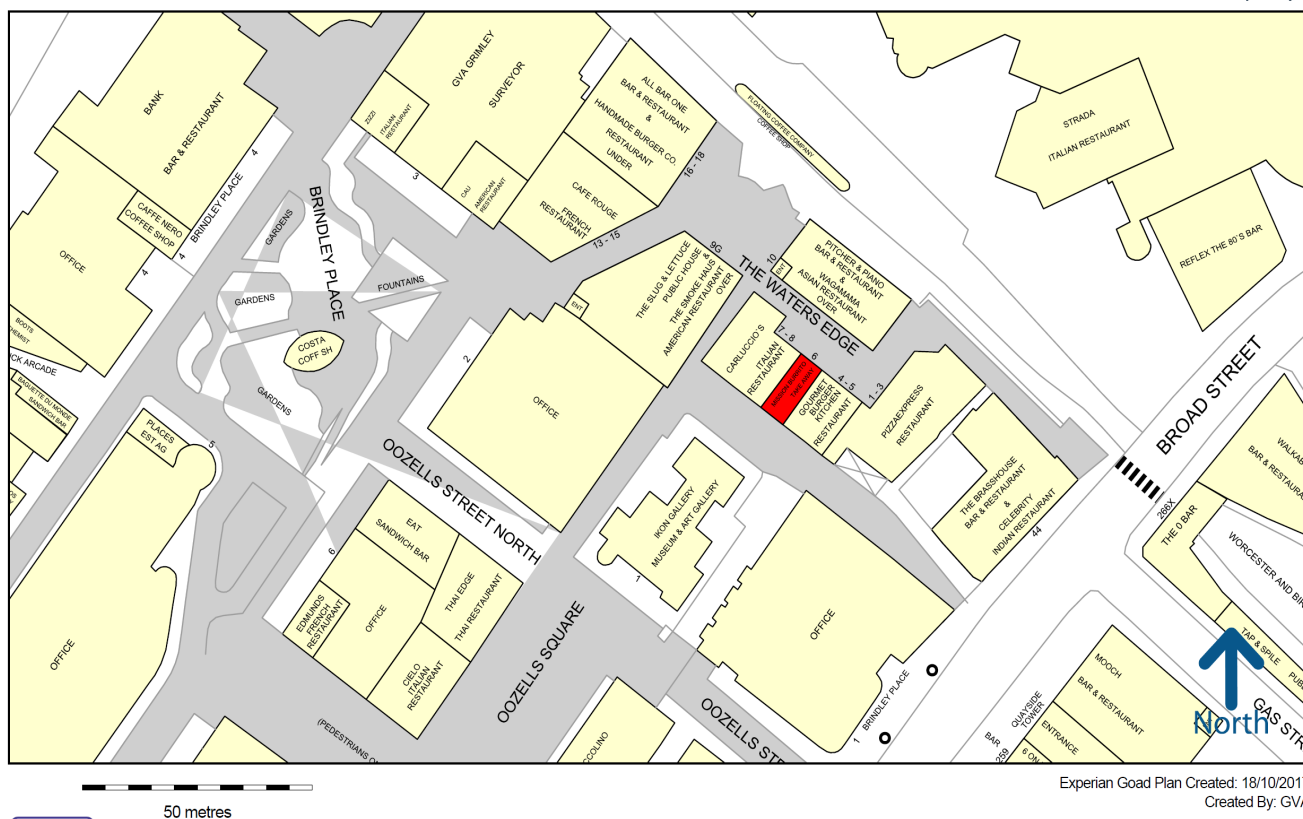
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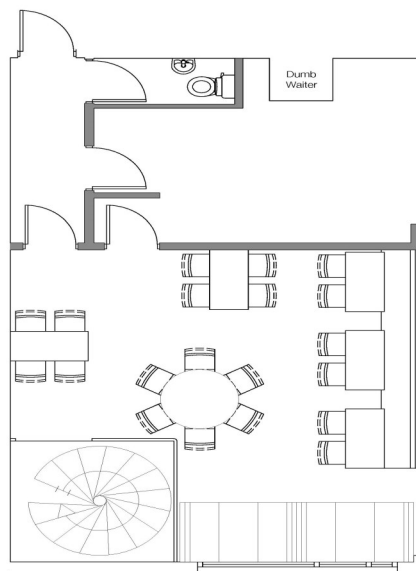
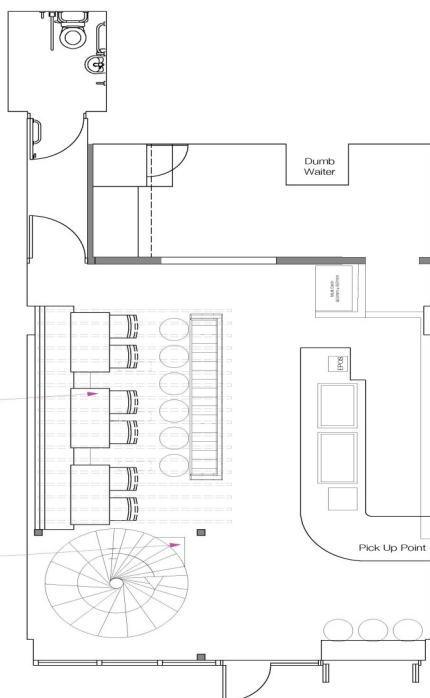
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