

# TO LET

## PRIME RESTAURANT/BAR/RETAIL OPPORTUNITY



**193/194 Broad Street, Birmingham, B15 1AY**

- High Profile Location on main restaurant, bar and club circuit
- Established Leisure Destination
- Fully Licensed
- Ground floor Vacant Possession
- Within the Broad Street Business Improvement District (BID)
- Suitable for a variety of uses including Retail, Restaurant, and other Leisure uses Subject to Consent

## Location

Birmingham is the UK's second largest city situated right in the centre of the country approximately 110 miles Northwest of London and 72 miles South of Manchester. Transport Links are excellent with the M6, M6 Toll, M5 and M42 all easily accessible.

## Demographics

Birmingham as a district has a resident population of over 1 million, with approximately 1,863,759 people living within a 10 mile radius with approximately two thirds of these being of working age (2001 census)

## Situation

The property is situated in a prime location fronting the east side of Broad Street in the heart of Birmingham's and leisure circuit close to the Five Ways Leisure Development with Cineworld, Gatecrasher, Nando's and Bella Pasta, with frontage also to Tennant Street. Travelodge, Novotel, Sainsburys, Old Orleans and Grosvenor Casino, are also close by with the surrounding area being a mix of various retail and leisure uses. Brindley Place and The Mailbox are just a few minutes walk away as are The Hyatt and Marriot Hotels and the remainder of Broad Street which includes a host of multiple leisure operators. The property also falls within Broad Streets Business improvement district which focuses on improving the safety, cleanliness and welfare of the immediate area.

## Description

The property comprises the ground floor restaurant and basement office / staff areas of a substantial 3 storey terraced building with fully glazed restaurant frontage. The accommodation is currently arranged as customer bar area, large restaurant for circa 120 covers, kitchen, and large well fitted customer toilets and ancillary areas to the rear. Rear access is also provided onto Tennant Street and the basement provides 3 good quality rooms for office, staff and storage purposes.

## Accommodation

The property comprises the following approximate net internal floor areas.

|                           |                 |                      |
|---------------------------|-----------------|----------------------|
| Restaurant                | 251 sq m        | (2,702 sq ft)        |
| Kitchen                   | 66 sq m         | ( 710 sq ft)         |
| Ancillary/storage         | 56 sq m         | ( 603 sq ft)         |
| <b>Total Ground floor</b> | <b>373 sq m</b> | <b>(4,015 sq ft)</b> |
| Basement                  | 117 sq m        | (1,259 sq ft)        |
| <b>TOTAL</b>              | <b>490 sq m</b> | <b>(5,274 sq ft)</b> |

## Planning / Licence

We understand that the premises fall within classes A3 and A4 of the Use Class Order 1987 and licenses are in place enabling the consumption of alcoholic beverages. Interested parties are encouraged to make their own enquires of Birmingham City Council on 0121 303 1111

## Rates

The property is in an area administered by Birmingham City Council and the Rateable Value is £68,500 with Rates Payable of £30,414 (with effect 1<sup>st</sup> April 2005)

## Services

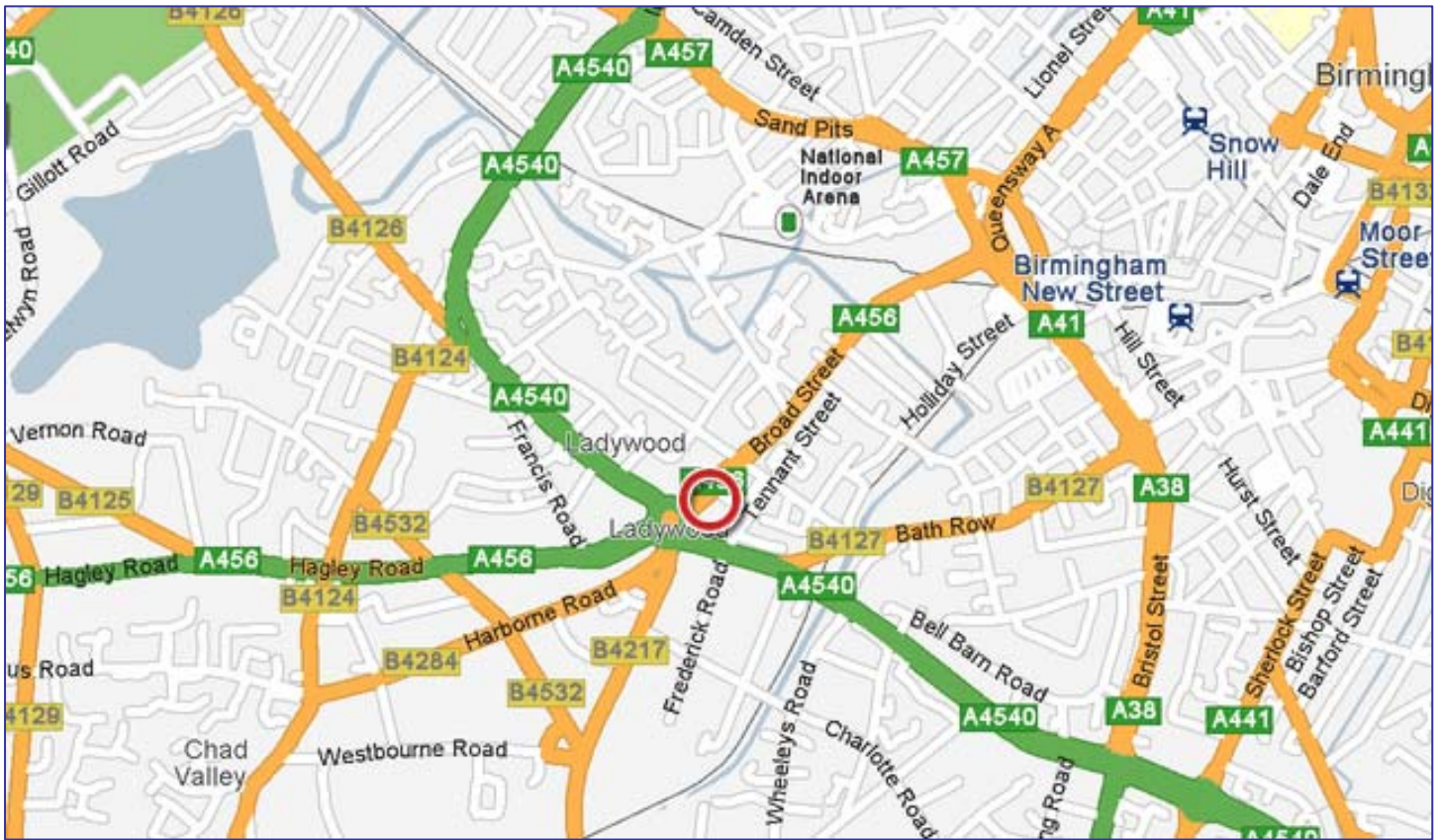
We are advised that all mains services are connected to the property.

## Terms

On application

## Viewing/Information

Contact: **Alfred Bartlett or Thomas Bolton**  
Direct Line: **0121 454 6439**  
Email: **alfred@bartlettproperty.co.uk or thomas@bartlettproperty.co.uk**



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