

35-37 Stephenson Street | Birmingham | B2 4BH

Prime City Centre Retail/Leisure Unit

73.29m²
(789ft²)

- Centrally located retail/leisure space
- Character building
- Mixed retail and leisure pitch
- Busy pedestrian route between New Steet Station and the CBD
- Located adjacent to Tiger Bites Pig and Costa
- Platform 21 (opposite) to house up to 1,700 civil servant office workers



TO LET



Location



Gallery



Contact



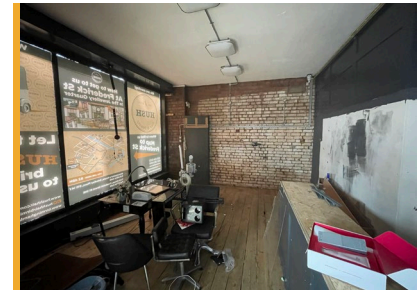
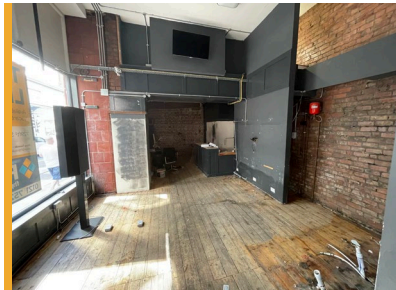


FHP are pleased to present to market this well-situated Class E property within the heart of Birmingham City Centre. Occupying a prominent position within a mixed retail and leisure pitch, the premises are considered suitable for a number of uses to include leisure, food & beverage and retail.

Location

Located within the heart of Birmingham City Centre, the Guildhall Buildings sit within a stone's throw of Grand Central Shopping Centre and New Street Station and provides an eclectic mix of convenience, coffee shops, takeaways and services. Situated on the prime pedestrian route between New Street Station and the CBD, Stephenson Street will be further enhanced by the extension of the tram system (currently in place), which will serve Snow Hill and Broad Street.

The subject property is located adjacent to Costa and Tiger Bites Pig and amongst other major occupiers, including **Caffé Nero**, **Size?**, **200 Degrees** and **Nicholsons**. In addition, in September 2021, the new **Platform 21** development will open opposite the subject unit and home to a new government office with circa 1,700 civil servant employees. This presents an opportunity to join one of Birmingham's best retail/leisure destinations, situated close to New Street and Grand Central Shopping Centre/New Street train station and amongst some of the city's best known occupiers.





Description

The subject property comprises a convenient location and is arranged over two floors.

Floor Areas

Description	m ²	ft ²
Ground Floor Sales	73.30	789
Basement	140.37	1,511
Total	213.67	2,300

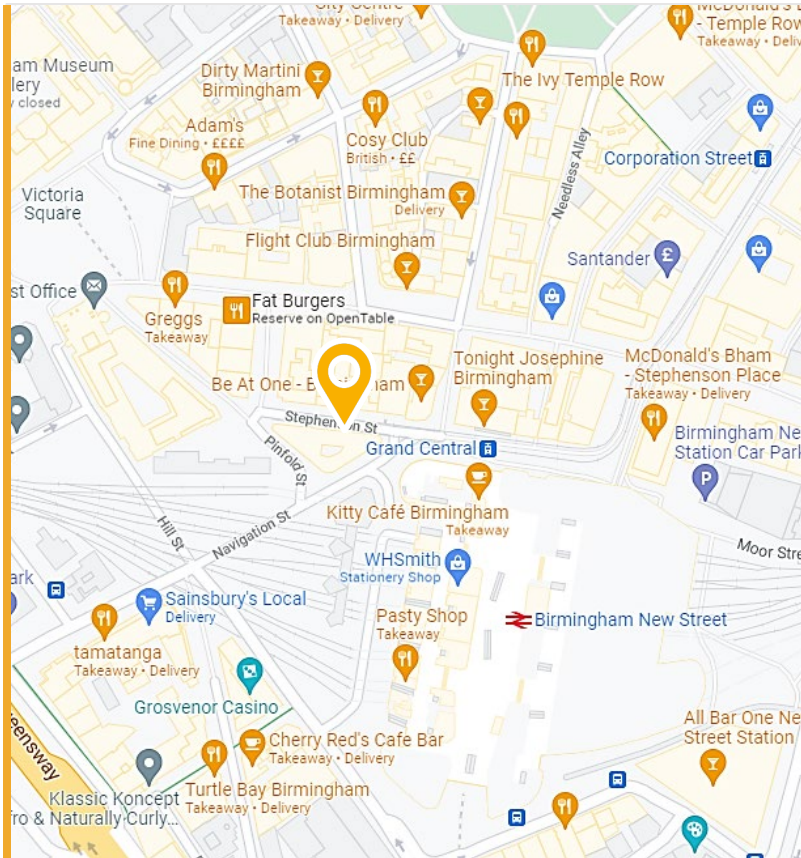
Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rent of:-

£85,000 per annum exclusive

Service Charge

We understand the property is also subject to a service charge of **£6,500** per annum.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (RV): £46,250

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

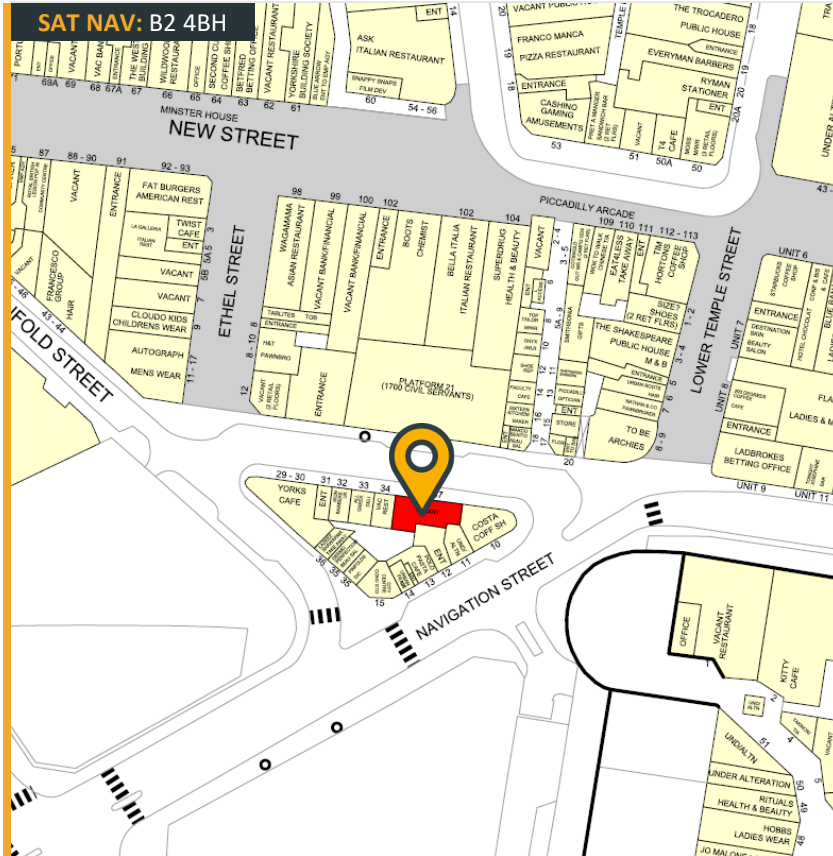
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Repairing Obligation

The new lease shall be granted on a full repairing and insuring basis and the ingoing tenant shall be responsible for maintenance and upkeep of the internal and external parts of the building. A service charge has been put in place to cover the Landlords external maintenance costs, and further details are available upon request.



EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

VAT is charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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12/08/22

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.