

34 Stephenson Street | Birmingham | B2 4BH

Prime Birmingham City Centre Takeaway Unit with Extraction – Available Subject to Vacant Possession

31.49m²
(339ft²)

- 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 **All Greek** and **Costa**
- Platform 21 (opposite) to house up to 1,700 civil servant office workers



TO LET



Location



Gallery



Contact



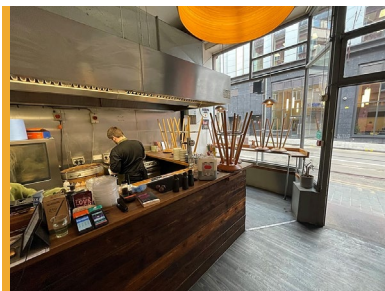
FHP are pleased to present to market this well-situated Class E property within the heart of Birmingham City Centre. Occupying a prominent position within a mixed retail and leisure pitch, the premises are considered suitable for a number of uses to include food & beverage and retail.

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.

The subject property is located adjacent to **Costa**, **All Greek** and amongst other major occupiers, including **Caff  Nero**, **Size?**, **200 Degrees** and **Nicholsons**. The **Platform 21** development opposite houses 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.





Location



Gallery



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Description

The subject property is arranged over ground floor only, with a sales area and kitchen with extract.

Floor Areas

Description	m ²	ft ²
Ground Floor Sales	31.49	339
Total	31.49	339

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:-

£32,500 per annum exclusive

Service Charge

We understand the property is also subject to a service charge of **£2,577** per annum.



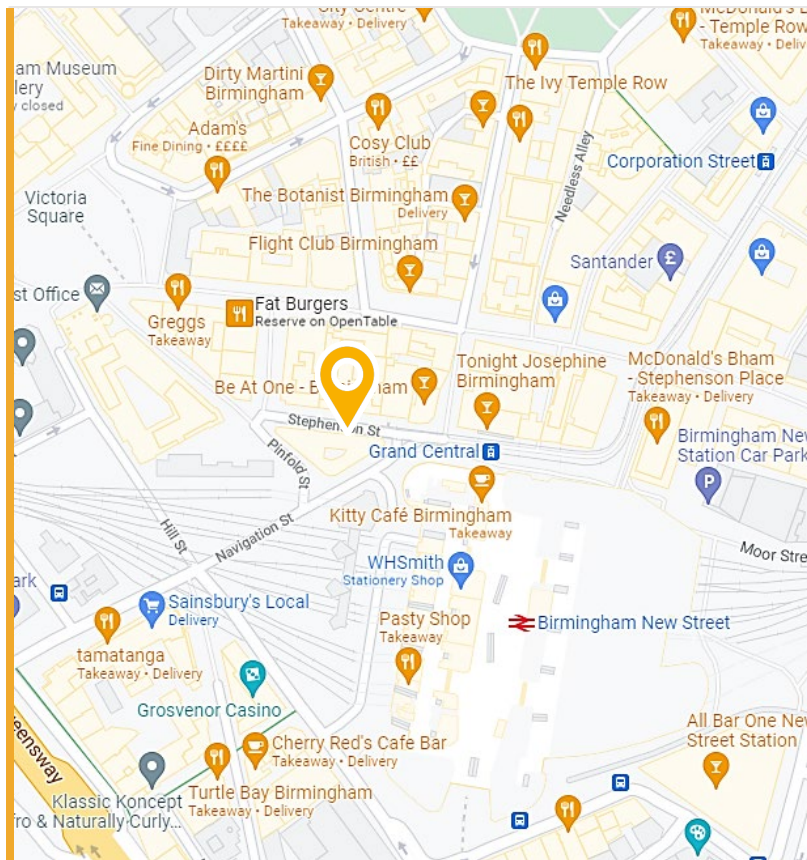
Location



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Business Rates

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

Shop & Premises

Rateable Value (RV): £17,250

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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12/08/24

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