

35 Pinfold Street | Birmingham | B2 4DG

Prime City Centre Retail/Leisure unit

Ground floor sales
27.78m² (299ft²)

- Centrally located retail/leisure space
- Character building
- Mixed retail, leisure and office pitch
- Busy pedestrian route between New Street Station and the CBD
- Ideal starter unit
- Major occupiers in the vicinity include Archies, Costa, Be At One, 200 Degrees and Wagamama



TO LET



Location



Gallery



Contact





Location



Gallery



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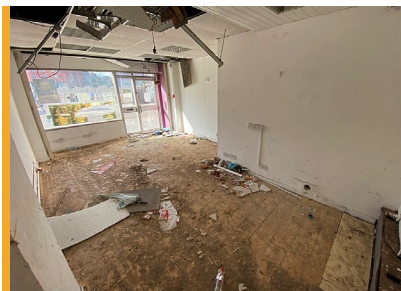
FHP are pleased to present to market this well-situated Class E property within the heart of Birmingham City Centre. Occupying a prominent position within a mixed retail, leisure and office pitch, the premises are considered suitable for a number of uses to include food & beverage and retail.

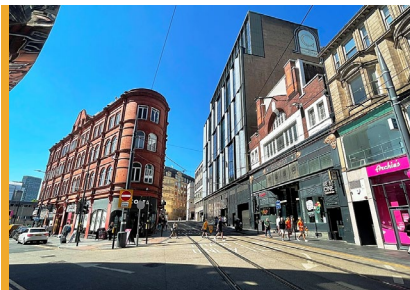
Location

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.

The subject property is located adjacent to a number of larger household names, together with some of the best Midlands independent brands. Major occupiers in the vicinity, including **Costa**, **Archies**, **Wagamama**, **200 Degrees** and **Be At One**. The Government Property Agency's Birmingham Hub accommodates 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 occupies a convenient location and comprises a regular shaped retail sales area.

Floor Areas

Description	m ²	ft ²
Ground floor sales	27.78	299

Lease Terms and Rental

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rental of:-

£25,000 per annum exclusive
(twenty five thousand pounds)

Service Charge

We understand the property is also subject to a service charge of **£850 per annum**.



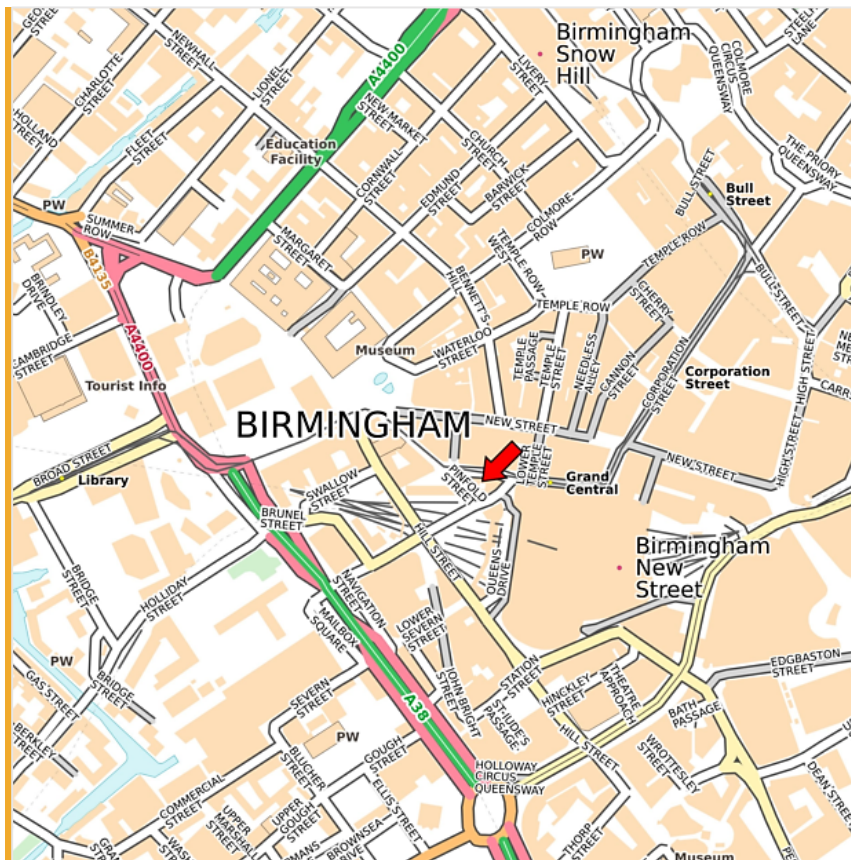
Location



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Business Rates

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

Shop & Premises

Rateable Value (2023): £11,250

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 incoming 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.



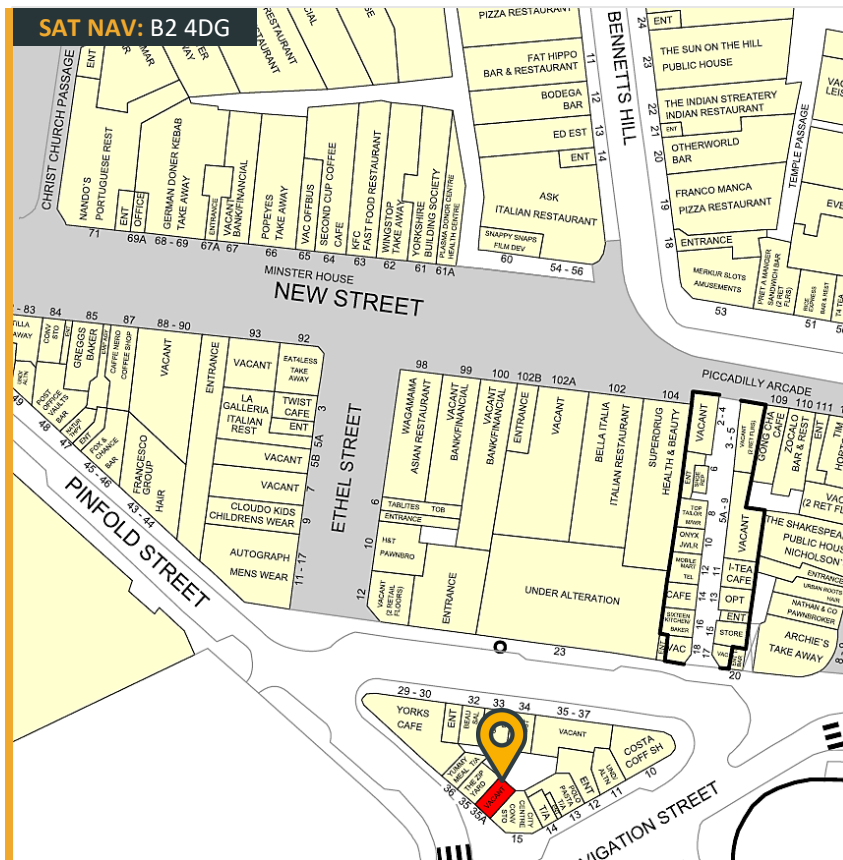
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EPC

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:-

Oliver Daniels

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03/03/2025

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