



Bar and F&B Space Available within Birmingham Leisure Destination

New Lease Available Subject to Vacant Possession

Sales Area

222.97m² (2,400ft²)

- Dominant **120,000 sq ft** F&B and leisure destination comprising 17 restaurants, 2 bars and **Ibis** hotel and **ARC serviced apartments**
- Located between Birmingham's Chinese and Gay Quarters, with the world renowned **Hippodrome theatre** directly opposite
- Boasting dining options from across the globe, restaurant options include **Las Iguanas**, **Mythos**, **Glee Club**, **Seafood City**, **The Happy Lamb Hot Pot** & **Kyoto Sushi**, with local iconic bars including **The Old Fox**, and **Missing Bar** on Hurst Street
- **500** space car park
- Access to a catchment population of **7.2m**
- Part-fitted former bar premises located in the prime, central core with direct access to the car park



TO LET



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
First Floor	222.97	2,400
Total	222.97	2,400

Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

EPC

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

Business Rates

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

Rateable Value from 1st April 2026: To be reassessed

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p/43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.



Lease

New lease available for a term of years to be agreed. Subject to Vacant Possession.

Rent

On application.

Service Charge

2026/27 Financial Year : £18,791 plus VAT

The service charge is payable to cover all common area repairs and maintenance, management, security and a proportion of centre marketing costs.

Buildings Insurance

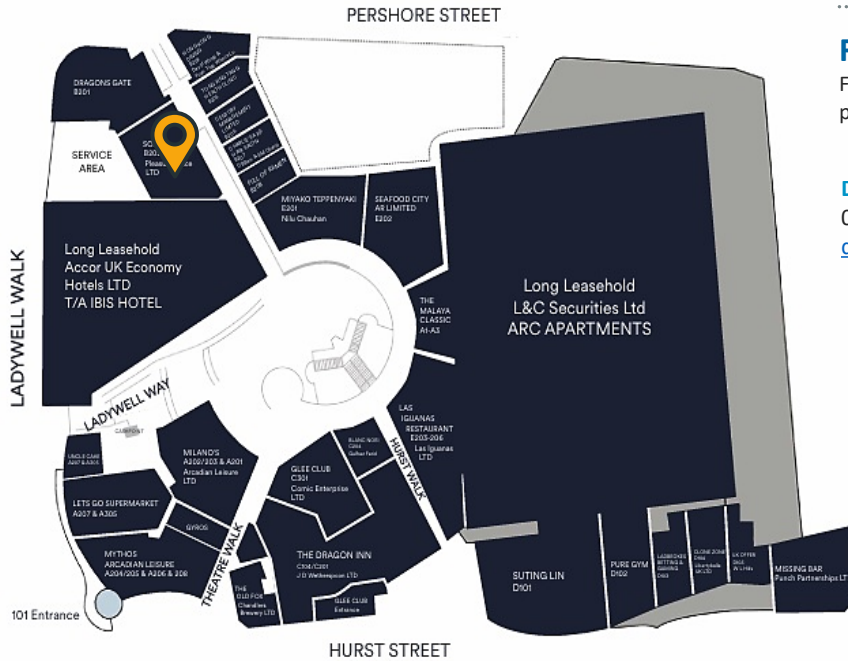
2026/27 Financial Year : £1,147 plus VAT





SAT NAV: B5 4TD

BALCONY LEVEL



Further Information

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

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