

Bar and F&B Space Available within Birmingham Leisure Destination

New Lease Available Subject to Vacant Possession

Space from

98.2m² - 230.20m²
(1,057ft² - 2,478ft²)

- 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**
- Prominent frontage to piazza



TO LET



Location



Gallery



Contact



Location



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Accommodation

Floor	m ²	ft ²
Proposed Unit 1	132.00	1,421
Proposed Unit 2	98.20	1,057
Whole Ground Floor	230.20	2,478
Plus external terrace		

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.

OPTION A)



OPTION B)



Option Plans



Location



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Lease

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

Rent

Unit 1	£45,000 plus VAT
Unit 2	£37,500 plus VAT
Whole	On application

Service Charge

2026/27 Financial Year :

Unit 1	£15,221 plus VAT
Unit 2	£11,326 plus VAT
Whole	On application

The service charge is payable to cover all common area repairs and maintenance, management, security and a proportion of centre marketing costs. All figures are subject to end of year reconciliation.

Buildings Insurance

To be confirmed



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SAT NAV: B5 4TD



Further Information

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

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