



## Bar and F&B Space Available within Birmingham Leisure Destination

New Lease Available Subject to Vacant Possession

Sales Area (incl. terrace)  
404.13m<sup>2</sup> (4,350ft<sup>2</sup>)

- 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor and Terrace	404.13	4,350
<b>Total</b>	<b>404.13</b>	<b>4,350</b>

## 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 1<sup>st</sup> 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 : £34,059 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 : £2,080 plus VAT





**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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