



Bar and F&B Space Available within Birmingham Leisure Destination

New Lease Available Subject to Vacant Possession

Sales Area up to
627.10m² (6,750ft²)

- 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



Ground Floor



First Floor



Terrace Area

Accommodation

Floor	m ²	ft ²
Ground Floor and Terrace	404.13	4,350
First Floor	222.97	2,400
Total	627.10	6,750

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: £78,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 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 : £52,851 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 : £3,228 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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