

13 Navigation Street | Birmingham | B2 4DD

Prime Birmingham City Centre Unit with Extraction

Ground Floor Sales 28.34m² (305ft²)

- Centrally located retail/leisure space
- Character building
- Mixed retail and leisure pitch
- Busy pedestrian area directly fronting New Steet Station
- The property benefits from existing extraction, internal shutter, existing AC unit and staff WC
- Located adjacent to **Costa Coffee** and **Urban Feast**
- Quoting rent - £42,500 per annum exclusive



TO LET



Location



Gallery



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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. Situated on the prime pedestrian route between New Street Station and the CBD.

The subject property is located adjacent to Costa Coffee, Urban Feas and amongst other major occupiers, including **Archies, Be At One, Wagamama, Poke Shack** and **Mosa**.

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 highly visible and convenient location, comprising a regular shaped retail sales and seating area, kitchen with extract and first floor stores.

Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	28.34	305
First Floor Stores	28.80	310
Total	57.14	615





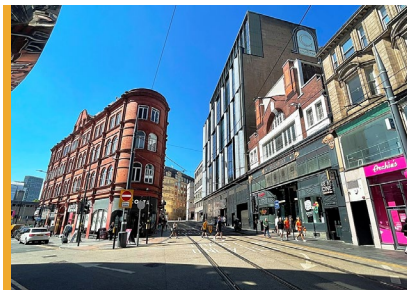
Location



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Lease Terms and Rental

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rent of:-

£42,500 per annum exclusive

Service Charge

We understand the property is also subject to a service charge of **£1,113** per annum.

Business Rates

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

Rateable Value from 1st April 2026: £17,750

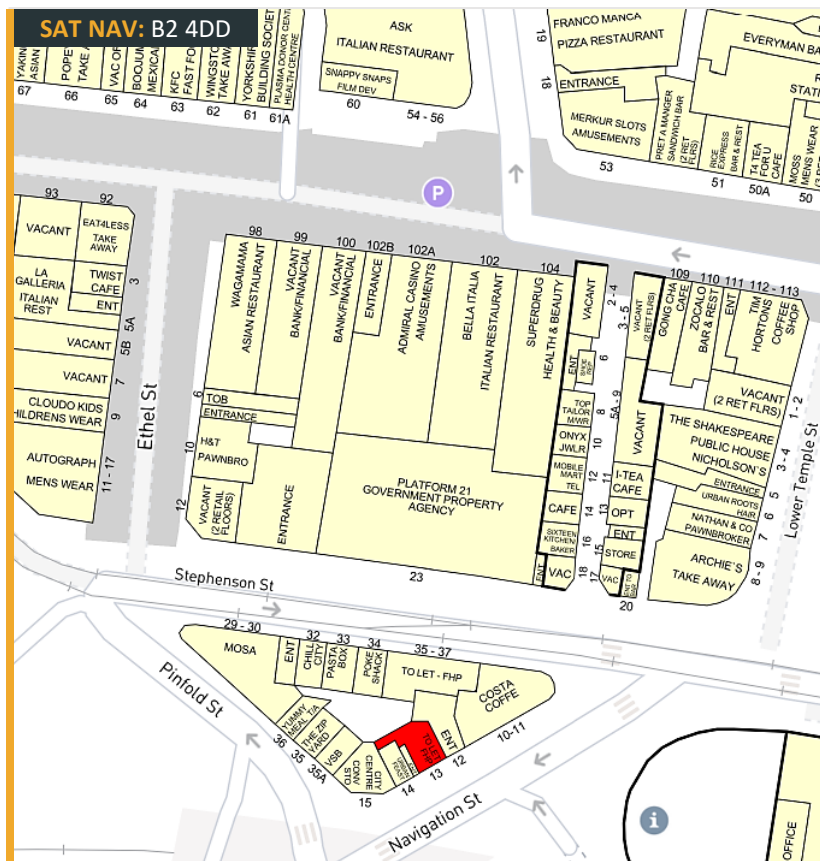
From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

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.

EPC

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



Repairing Obligation

The new lease shall be granted on a full repairing and insuring basis and the ingoing 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.

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:-

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