

12 Bennetts Hill | Birmingham | B2 5RS

## Prime Bar / Restaurant Opportunity

Lease Available – Highly Confidential – Premium Offers Invited

### Ground Floor

119.70m<sup>2</sup> (1,288ft<sup>2</sup>)

- Prime retail and leisure destination with a mix of national and independent occupiers in the immediate vicinity including **Cosy Club**, **Indian Streatery**, **Ask Italian**, **Dirty Martini**, **Franco Manca** and **Rudy's**.
- **Lease:** By way of an assignment to expire on 24<sup>th</sup> March 2036, with tenant only break options on 25<sup>th</sup> March 2026 and 2031.
- **Passing Rent:** £54,670 per annum exclusive
- **Rent Review:** On 25<sup>th</sup> March 2026 and 2031 compounded annually in line with CPI
- **Service Charge:** £1,600
- **Buildings insurance:** £1,000
- **Rateable Value (2023):** £41,250



**TO LET**



Location



Gallery



Contact





## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	119.70	1,288
Basement seating	66.40	715
Basement ancillary & kitchen	46.30	489
<b>Total</b>	<b>232.40</b>	<b>2,492</b>

## Planning

The current planning use is **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.

## 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

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



## Situation

The lease is available by way of an assignment. The passing rent is £54,670 pax. There is an upwards only rent review on 25<sup>th</sup> March 2026, to be calculated in line with CPI, compounded annually.

The restaurant currently provides 70 cover to the ground, and 30 covers at basement level. The lease, fixtures and fittings are available by way of a premium offer.

## Premium

Offers invited.

## Further Information

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

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