

**6,750 sq.ft**  
**UNIT TO LET AS A WHOLE (MAY SPLIT)**

**Bromsgrove Street**  
**Birmingham**  
**B5 6NU**

Local Occupiers Include



# UNIT TO LET

# DETAILS

## DESCRIPTION

The Arcadian located in China Town is one of Birmingham's prime leisure destinations, with hotel, bar, and food operators trading together in an attractive and vibrant part of the city.

Nearby operators include The Hippodrome Theatre, Ibis Hotel, Las Iguanas, as well as an array of quality independent bars and restaurants. The scheme benefits from a dedicated car park of over 520 spaces. The subject property comprises a former bar arranged over ground and first floor with an outdoor terrace seating area.

## UNIT SIZE

Ground Floor & Terrace: 4,350 sq.ft (404.1 sq.m)

First Floor: 2,400 sq.ft (222.9 sq.m)

Total Area: 6,750 sq.ft (627 sq.m)

## UNIT RENT

POA

## BUSINESS RATES

Rateable Value: £78,500

## SERVICE CHARGE

Total: Approx £52,800 +VAT

## INSURANCE

Total: Approx £3,150 +VAT

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



50

Total Retail Units On-Site



6,750 sq.ft

Unit Area



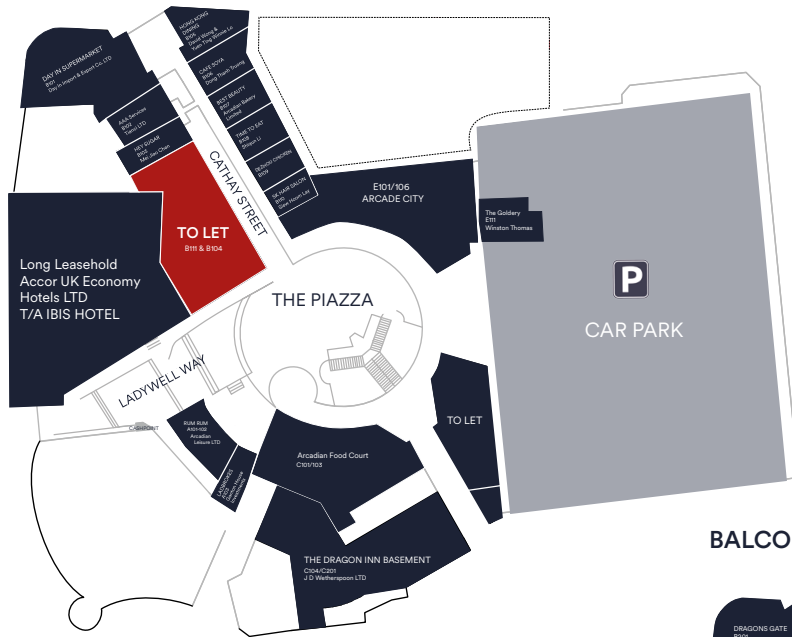
What Three Words

cases.page.city

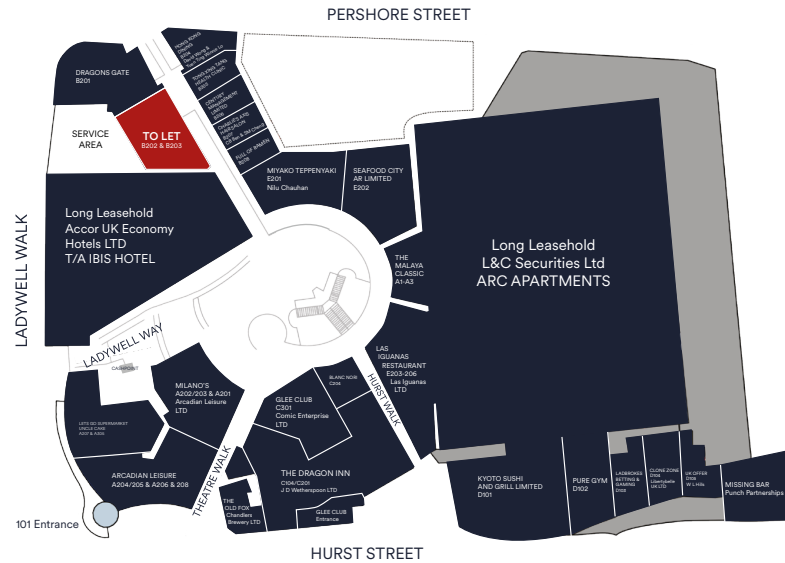
# UNIT TO LET

# SITE PLAN

## PIAZZA LEVEL



## BALCONY LEVEL



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**Viewing**  
Strictly via prior appointment  
with the appointed agent

**Creative Retail**  
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