

# Former Cocktail Bar - Partially Fitted BIRMINGHAM

20 WATERLOO STREET



## SHOP TO LET

### LOCATION

The property sits on the ground floor of a period style building, located in a prominent position overlooking Victoria Square and on the corner of Waterloo street and New Street. Birmingham New street station and Snow Hill Station are within easy walking distance.

### SITUATION

The unit is situated in close proximity to **Nando's, Pieminister & Pure Bar and Grill**. other nearby operators include **Dirty Martini** and **Starbucks**.

### LEASE

The property is available by way of a new FRI lease.

### RENT

£ 40,000 pax

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

A copy of the energy performance certificate is available on request.

### BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

### ACCOMMODATION

Internal Width	32 ft 6 in	9.95 m
Ground Floor Sales	1,270 sq ft	118 sq m

### BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 27,500
Rates Payable (24/25)	£ 15,015
Service Charge (24/25)	£ 1,165

### VIEWING

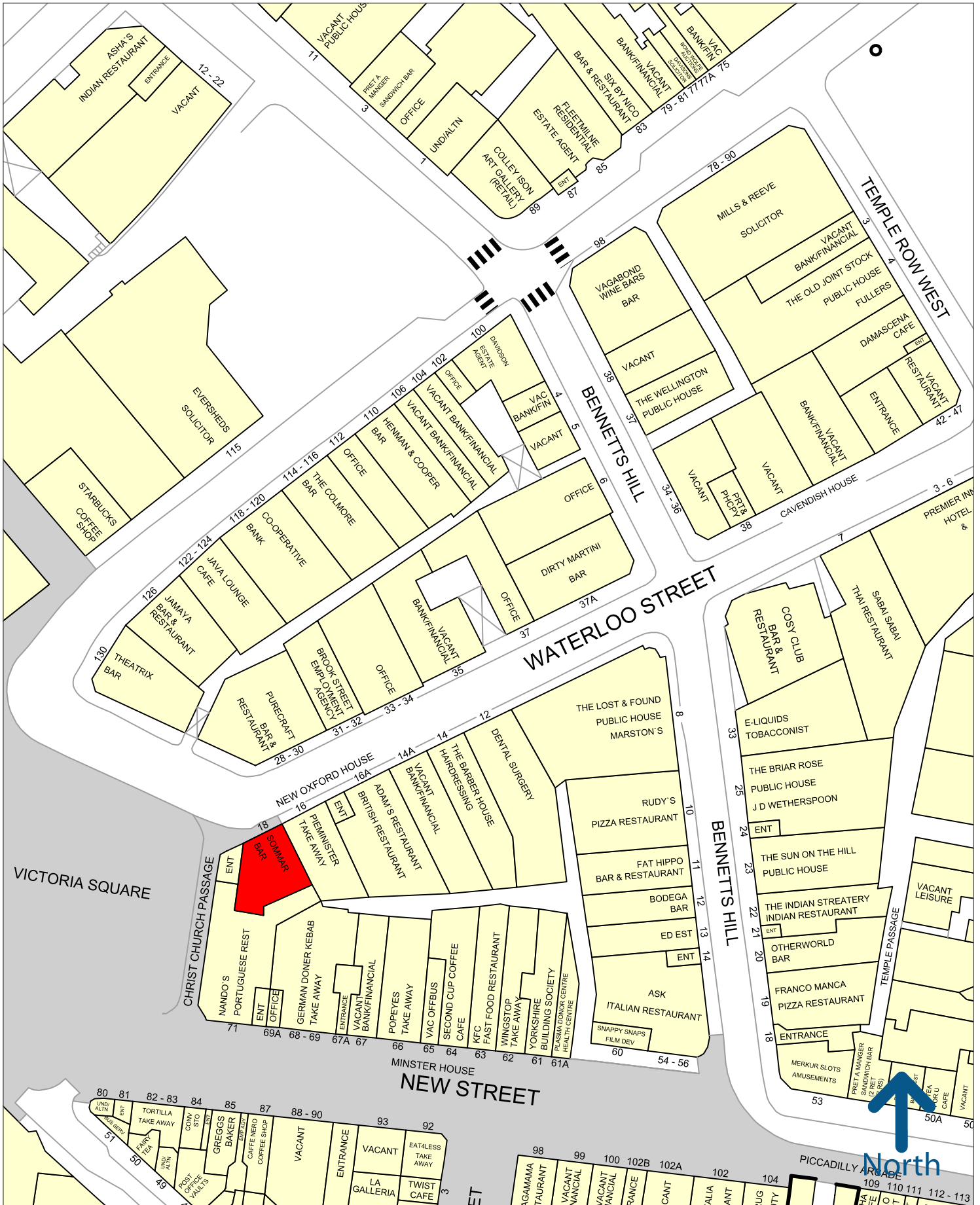
For further information or to arrange a viewing, please contact:

### BWD

**Nick De Pons / Guy Webber**  
07767-768-423 / 07785-933-174  
ndepons@bwdretail.co.uk  
(gwebber@bwdretail.co.uk)

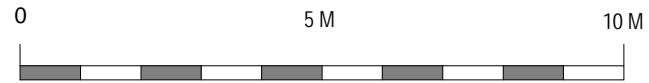
Or Joint Agents

**KWB - Martin Cook**  
0121-212-5993

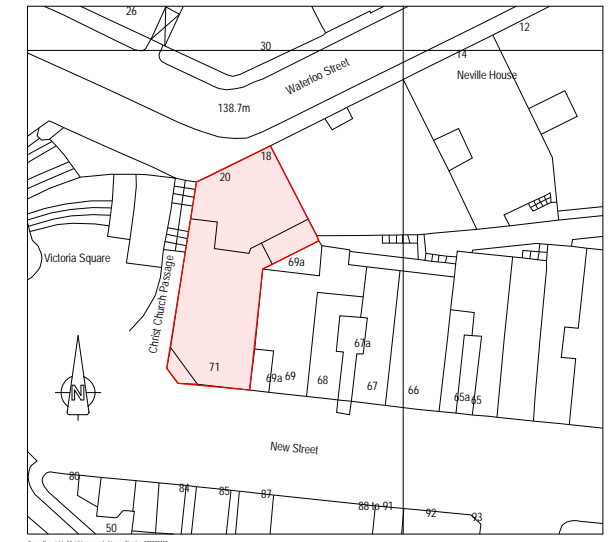


50 metres

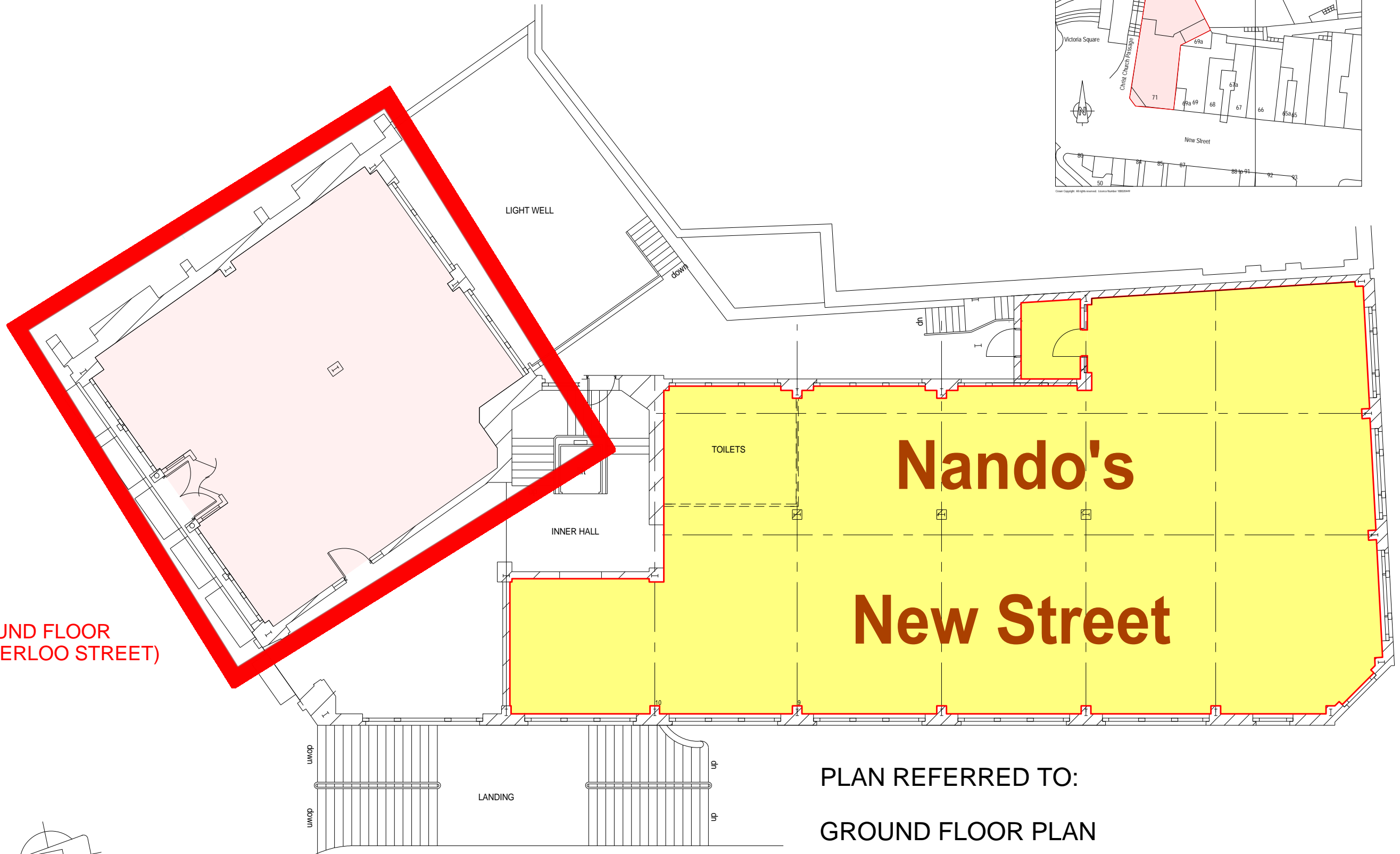
Experian Goad Plan Created: 19/02/2025  
Created By: Bidwell Webber De Pons Ltd



Scale 1 : 125



GROUND FLOOR  
(WATERLOO STREET)



PLAN REFERRED TO:

GROUND FLOOR PLAN

**WATERLOO HOUSE (BIRMINGHAM) LTD**

MARCH 2008