

M-629235 & M-629465



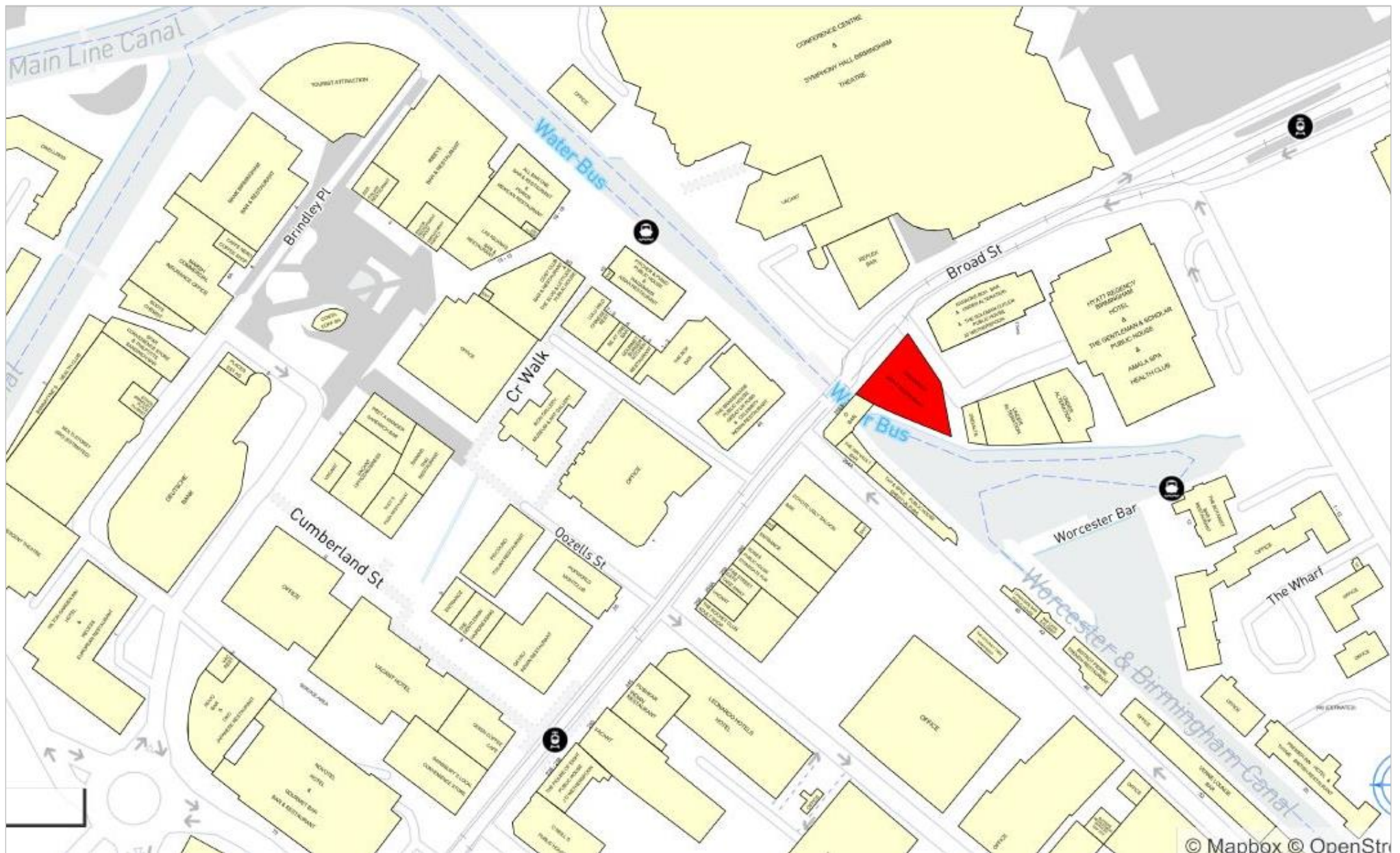
Walkabout & Felson's

Langley Buildings, Regency Wharf, Broad Street, Birmingham B1 2DS

Tenure - To Let (May Sell)

Guide Prices - Upon Application

Fleurets^F
Leisure Property Specialists



Summary

- Prime unit on Birmingham's Broad Street
- Opposite Brindleyplace, adjacent to ICC, Rep & Centenary Square
- Large Ground Floor Bar
- Lower Ground Floor trading area
- Balcony overlooking Gas Street Basin
- Seven bedrooms – Staff Quarters

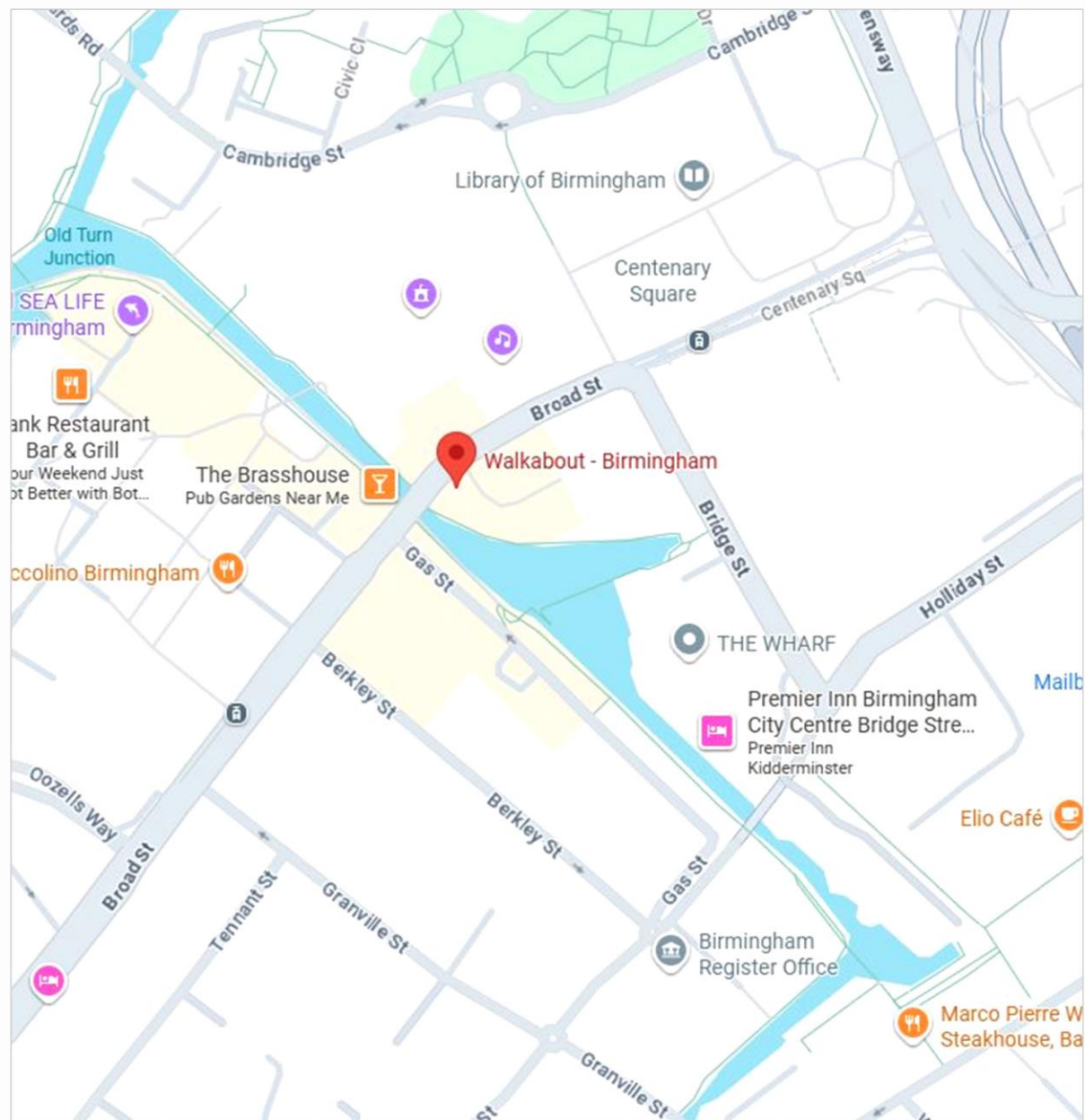


Location

The subject property holds what is arguably the prime position on Broad Street, Birmingham's longest standing and best known leisure circuit.

Lying opposite the entry to Brindleyplace and Black Sabbath Bridge, and adjacent to Gas Street Basin, the property is also in close proximity to the International Convention Centre (ICC), Symphony Hall, the Rep Theatre and Birmingham Library.

The Mailbox, Cube and National Sea Life Centre are just a short walk and the Brindleyplace tram stop (giving access to the City Centre and Edgbaston Village) is a matter of yards away.



Description

A very substantial semi-detached property of traditional red brick construction. Being three-storey to its Broad Street frontage, the property has large ornate arched windows to the upper floors and a pitched roof behind a parapet.

Given the slightly split level nature of the site the 'Basement' bar (currently known as Felson's) is at canal towpath level to the rear.

There is also a fabulous balcony overlooking Gas Street Basin.

Trade

The property has operated as Walkabout since 1996.

It is now being offered on a brand new lease.

The operating names 'Walkabout' and 'Felson's' are specifically excluded from any letting and the venues will need to be rebranded.

We do not have any historic trading information and accordingly, no trade is being sold or represented.



Accommodation

Ground Floor

The main entrance from the Broad Street frontage leads via an entry lobby into what is essentially one large open plan trading area albeit with different sections.

A vast zig zag shaped bar serverly lies to the left, there are three raised seating booths towards the front, a central DJ booth, small raised 'VIP' bar and further raised area to the rear.

Off this trading area lie the 'Surfer Terrace' to the frontage with bi-fold doors to Broad Street and the fabulous balcony terrace overlooking Gas Street Basin to the side. There is also an internal access to Felson's below.

Lower Ground Floor

Lying at lower ground floor level, Felson's essentially operates as a separate venue.

Being slightly split level, it has a large bar serverly, fixed and loose seating, shuffle board and customer toilets to its upper level with a series of pool tables; darts throws and a bank of TVs to the lower level. There is a large window overlooking the adjacent canal and tow path.

Trade Kitchen

The good sized commercial kitchen with fully tiled floor and walls and walk-in cold store lies at ground floor level. It also includes a dumb waiter to the lower ground floor.

Back of House

The sound and lighting equipment room; a fire escape and two levels of storage lie at ground floor level whilst on the first floor there is an office, staff changing room with WC, cloakroom, air conditioning/heating room and further stores.

There are customer toilets to both trading levels.

Beer Stores

Very large, chilled beer cellar with adjacent delivery access and spirit store.

Second Floor

The top floor, which is primarily used as staff accommodation consists of 7 bedrooms (one of which is en-suite), 2 bathrooms, 3 shower rooms, a domestic kitchen, living room and laundry room.

Tenure

The property is available by way of a new full repairing and insuring lease for a minimum term of 10 years.

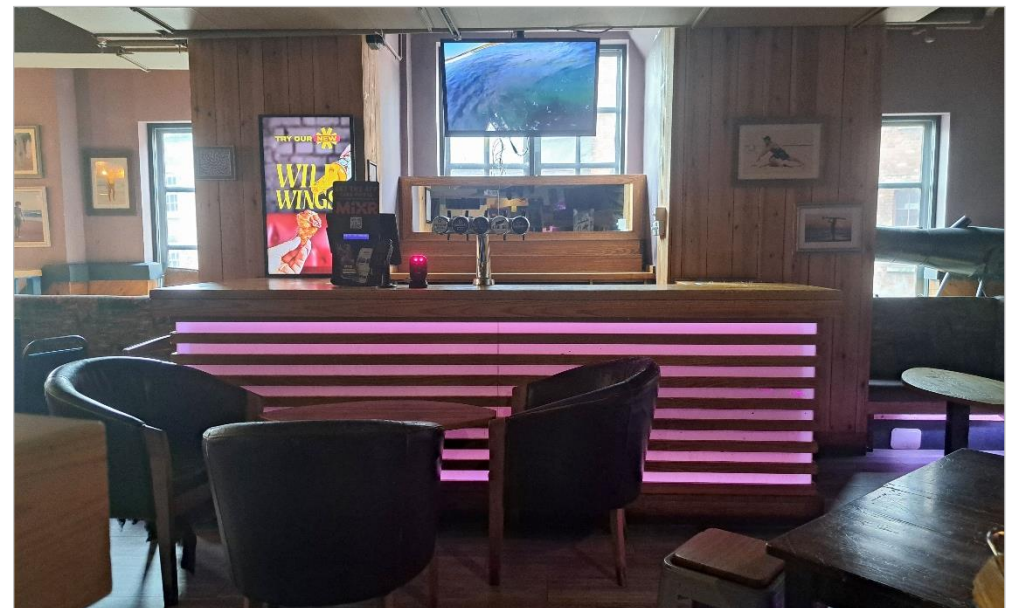
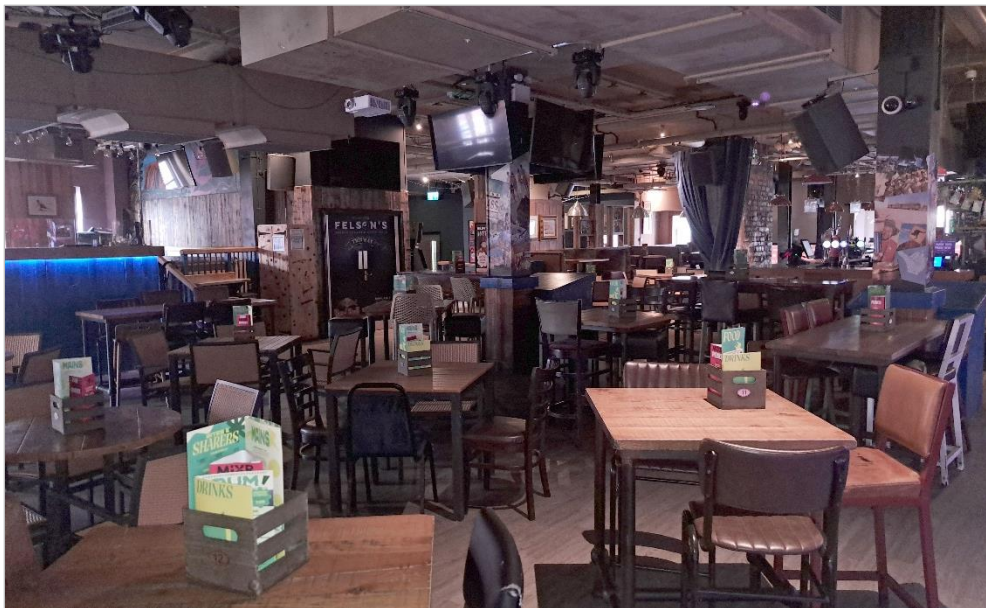
The canal side balcony is held by way of a separate agreement (at a current rental of £13,525 per annum) and the landlord will support the assignment of the lease to the new tenant.

Our client will also consider Freehold offers.

Guide Rent

Upon Application

Walkabout



Felson's



Floor Area

Total Floor approx. 1,840 sq. m GIA (19,805 sq. ft)

The Floor Area is taken from the EPC. This information is ONLY to be used as an indicative guide to the size of the unit.

Fixtures & Fittings

Offers are invited for the Fixtures & Fittings that remain on the premises. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The Walkabout & Felson's is a Grade II Listed building.

Licence

A premises licence prevails, the main licensable activities being:-

Sale of alcohol:

Monday to Sunday 8.00 am to 4.00 am

Performance of Dance, Live Music & Recorded Music

Monday to Sunday 11.00 am to 4.00 am

The opening hours of the premises are permitted from 8.00 am to 4.00 am

Business Rates

The property is in an area administered by Birmingham City Council.

Rateable Value as of 1st April 2026 is £200,000 - Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

The property has an EPC rating of E

Services

We are informed that all mains' services are connected.

The property benefits from CCTV and air conditioning throughout?

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

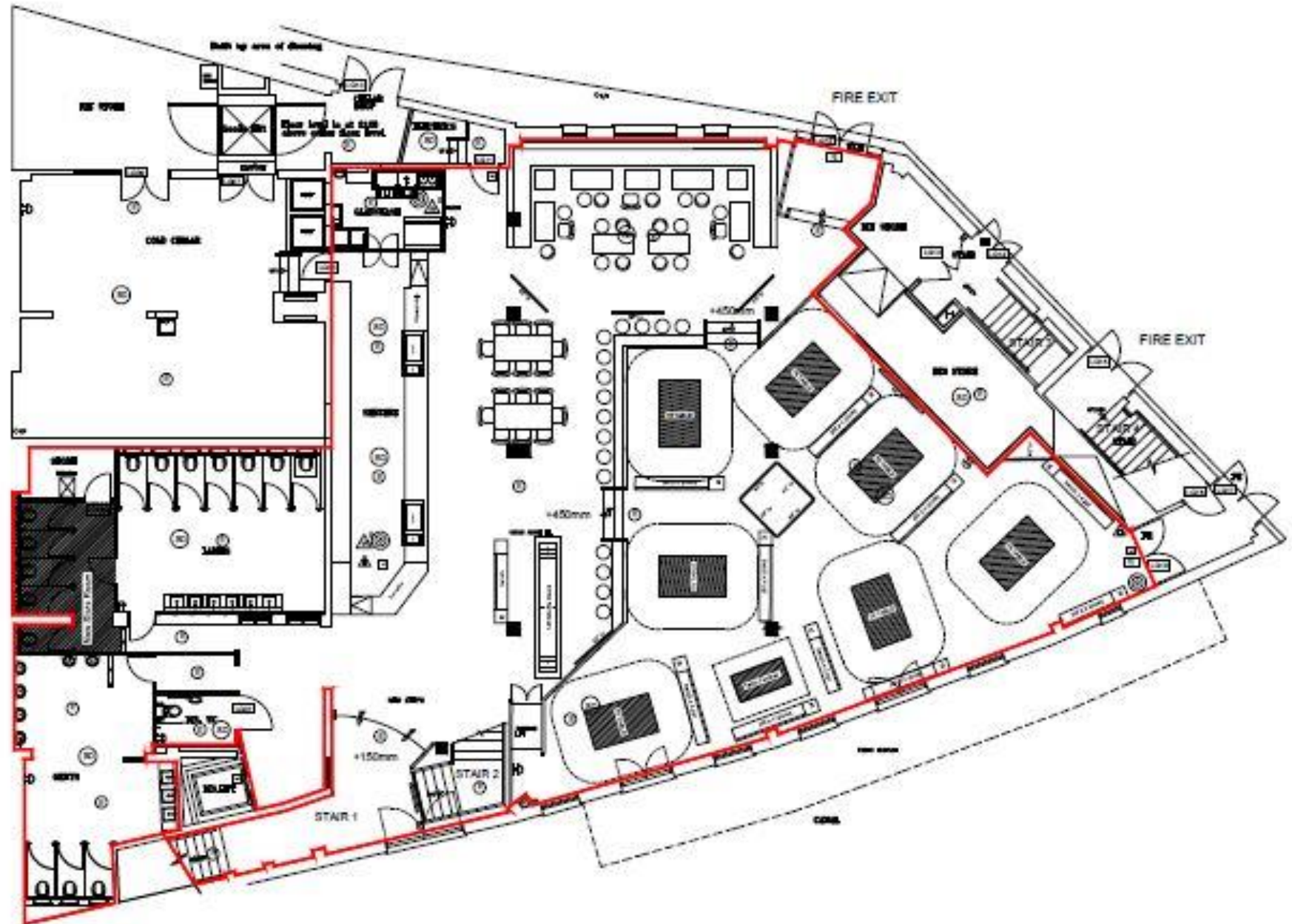
Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

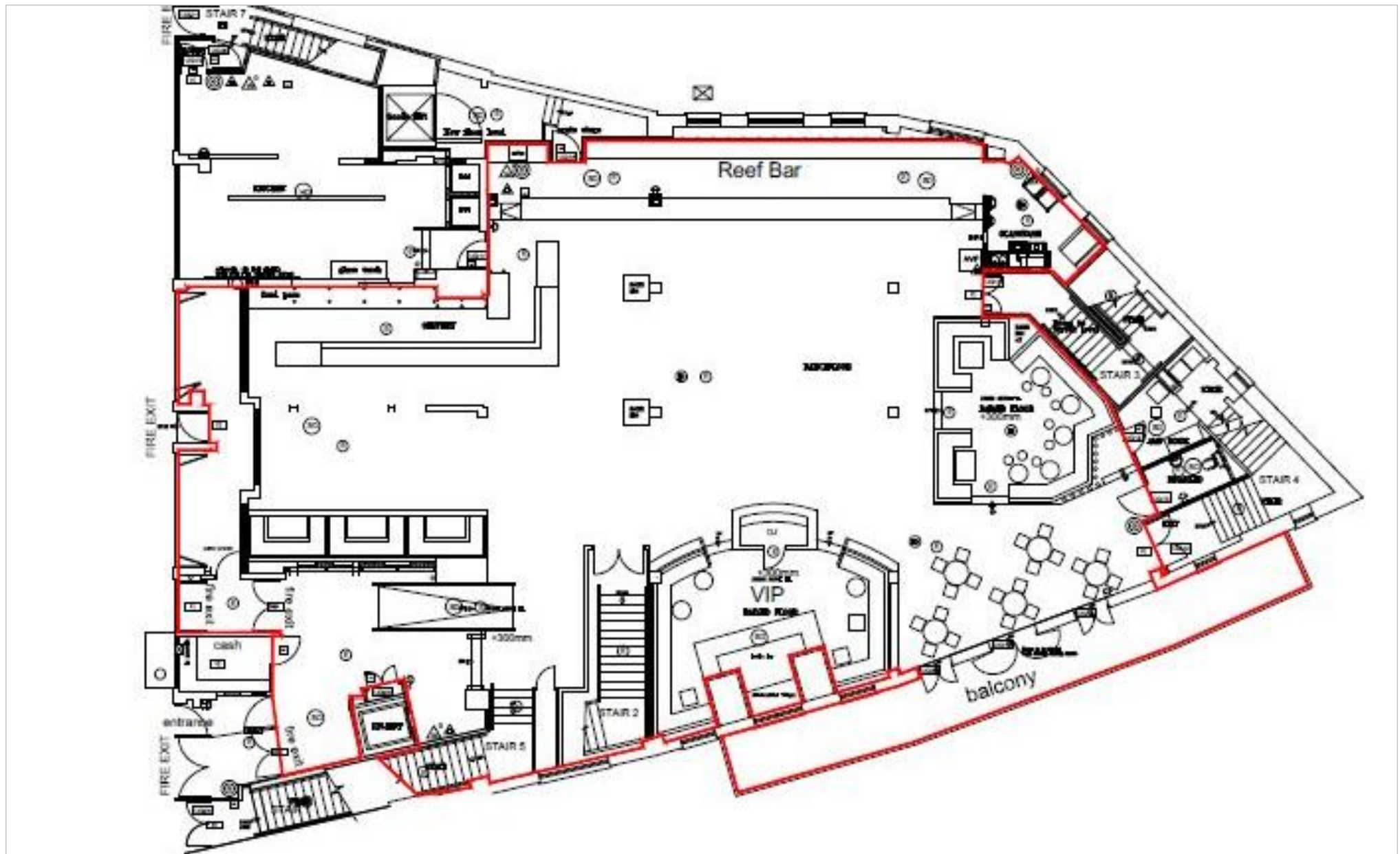
Viewings

Strictly by appointment only through Fleurets Midlands Office on 0121 236 5252. An initial discreet viewing is required in the first instance.

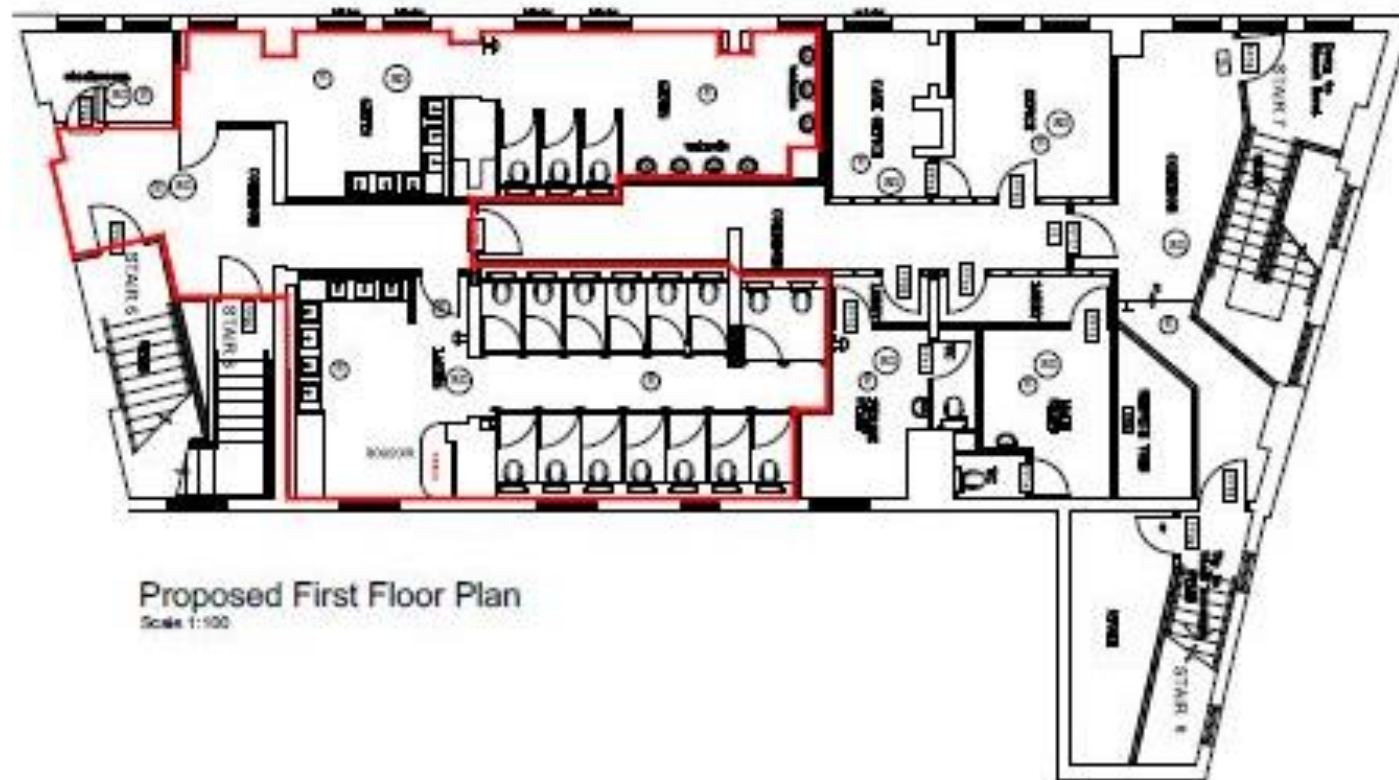
Proposed Basement Floor Plan



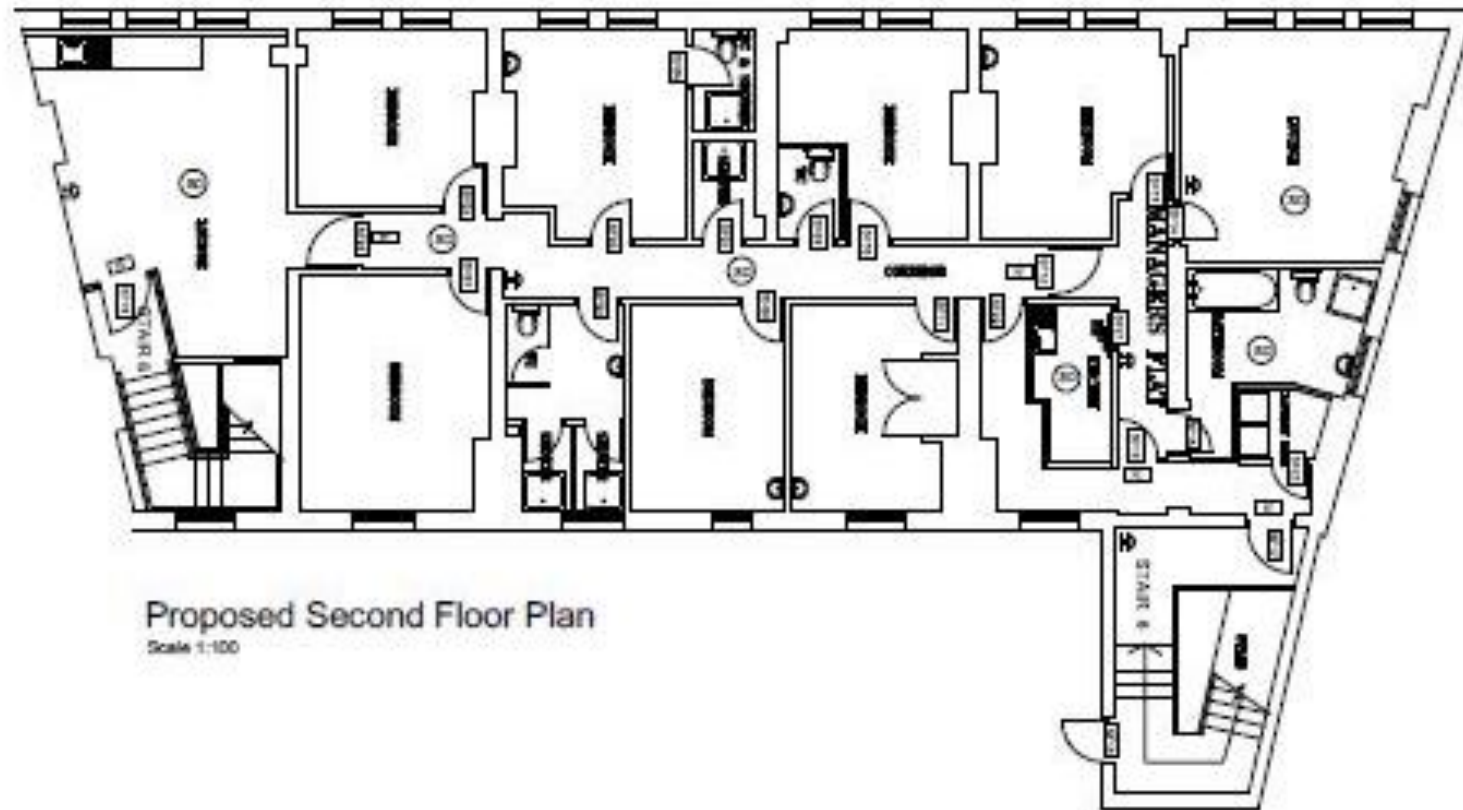
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan







For further information please log onto **fleurets.com** or contact:



Kevin Conibear

Director

☎ 0117 923 8090

☎ 07587 638268

✉ kevin.conibear@fleurets.com



Andy Tudor

Divisional Director

☎ 0121 236 5252

☎ 07880 702166

✉ andy.tudor@fleurets.com

Fleurets[®]

For details of properties for sale or to let
nationwide visit **fleurets.com**

M-629235 / M-629465

London

20-22 Bedford Row
London
WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

East

☎ 01223 402 600

✉ east@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property. Fleurets' Privacy Policy is freely available on request by post or on our website [here](#).