

# G/F UNIT – CHINA TOWN BUILDING

5 WROTTESLEY STREET, BIRMINGHAM B5 4RT

**TO LET:** Substantial Ground Floor unit located close to the Arcadian Centre and Hippodrome Theatre and a short walk to the Bull Ring Shopping Centre and New Street Station. Previously occupied as a buffet style restaurant.

**LOCATION** The property is located on Wrotesley Street, off Ladywell Walk within one of Birmingham's principal licensed entertainment areas. The Hippodrome Theatre and Arcadian Centre are just across the street. The indoor market and the Bull Ring Shopping Centre development are approx. 90 meters away and New Street Train Station is within short walking distance.

**THE BUILDING** China Town Building comprises this large ground floor unit on the Wrotesley Street elevation, plus three smaller retail units along Bath Passage. The floors above are a multi-store car park with its vehicle access on Wrotesley Street.

**SIZE** The approximate floor area is 476 M<sup>2</sup> (5,123 sq ft). The internal ceiling height allows for a partial mezzanine/ additional floor.

**LEGAL COSTS** Each party to be responsible for their own legal costs associated with the transfer of the lease

**PLANNING** Birmingham City Council Planning Department confirm that the current permitted Use of the premises is **A3**. The most recent use was a buffet style restaurant.

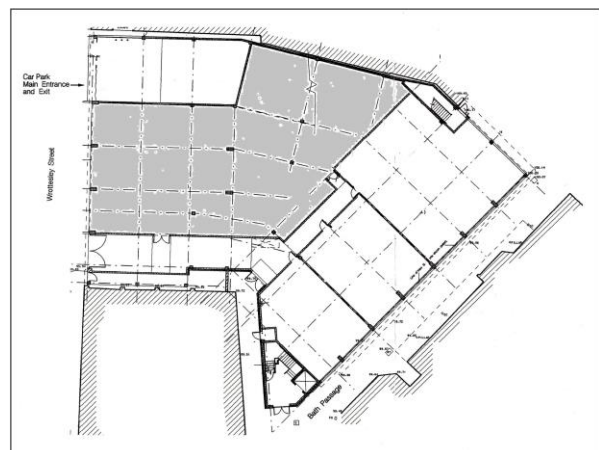
The new leaseholder would be responsible for obtaining planning permission and any Licences for their intended use.

**BUSINESS RATES** The rateable Value is to be re-assessed as the unit has recently been split. The value was £138,000 for an area approximately one third larger, so we estimate the rates payable may be in the region of £48,000.

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## TERMS / TENURE INFORMATION

RENT:	The landlord proposes a rent of £99,500 per annum plus VAT
TERM:	The length of the lease is fully negotiable from 7 years upwards.
REVIEW:	A fully repairing & insuring lease with provision for rent reviews every 3 years.
SERVICE CHARGE:	Estimated at £7,350 p/a + VAT based upon actual expenditure & management fee.
DEPOSIT:	A Security Deposit is required based upon 3 months' rent and service charge.



**Viewings by appointment:** Century Management Ltd, Unit B206 Arcadian Centre, 70 Hurst St, B.ham B5 4TD  
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