

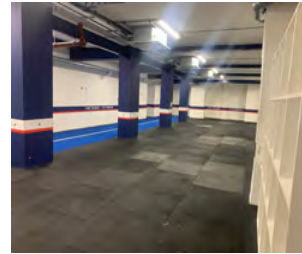
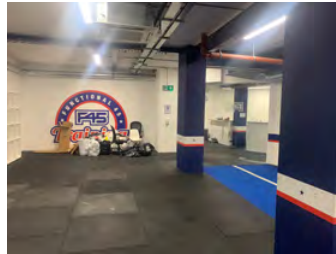
# Basement Gym/ Leisure- Open Plan Space

## Birmingham

70 New Street, Birmingham, B2 4DU

(Fitted with changing rooms,  
disabled lift and A/C)

[Plans available on Request](#)



### EPC

A copy of the Energy Performance Certificate is available on request.

**Extensive Remedial Works Now Complete**

## SHOP TO LET

### LOCATION

The subject premises are located towards the western end of New Street between Victoria Square and Lower Temple Street. Nearby occupiers include - **Greggs, Tortilla, Wildwood** and the 7,000 sq ft **Nando's** restaurant at 71 New Street.

The property is located in close proximity to **Birmingham's City Office Core** and **Paradise accommodating Goldman Sachs, PWC** and leading restaurant occupiers including **Dishoom** and **Albert Schloss**.

### DESCRIPTION

The premises comprise open plan basement floor space premises with a strong entrance onto New Street adjacent to Nando's. There are changing room facilities to the rear of the basement floor with ancillary staff/office accommodation .

### LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed. The lease will incorporate 5 yearly only rent reviews.

### RENT

P.O.A.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### ACCOMMODATION

Internal Width	2 m	6'6"
Ground Floor Lobby/Lift	160 sq ft	14 .8 sq m
Basement Gym/Leisure	3,869 sq ft	359 sq m

### BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 66,500
Rates Payable (24/25)	£ 36,309
Service Charge (24/25)	£ 3,465

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

### BUSINESS RATES

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

### VIEWING

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

### BWD

**Nick De-Pons**

07767768423

ndepons@bwdretail.co.uk

### Guy Webber

07785 933174

gwebber@bwdretail.co.uk

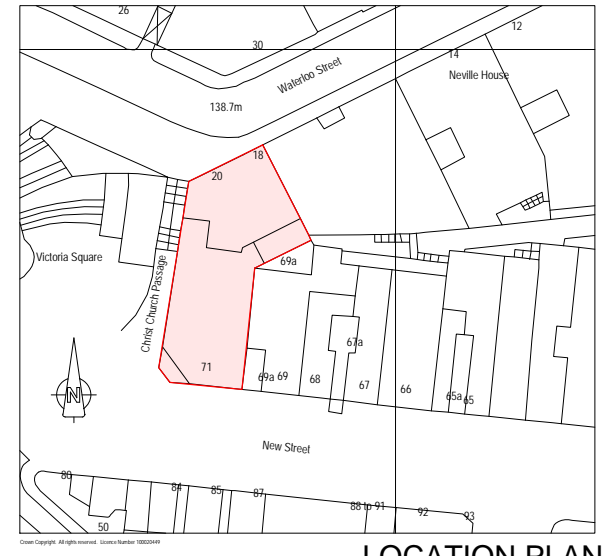
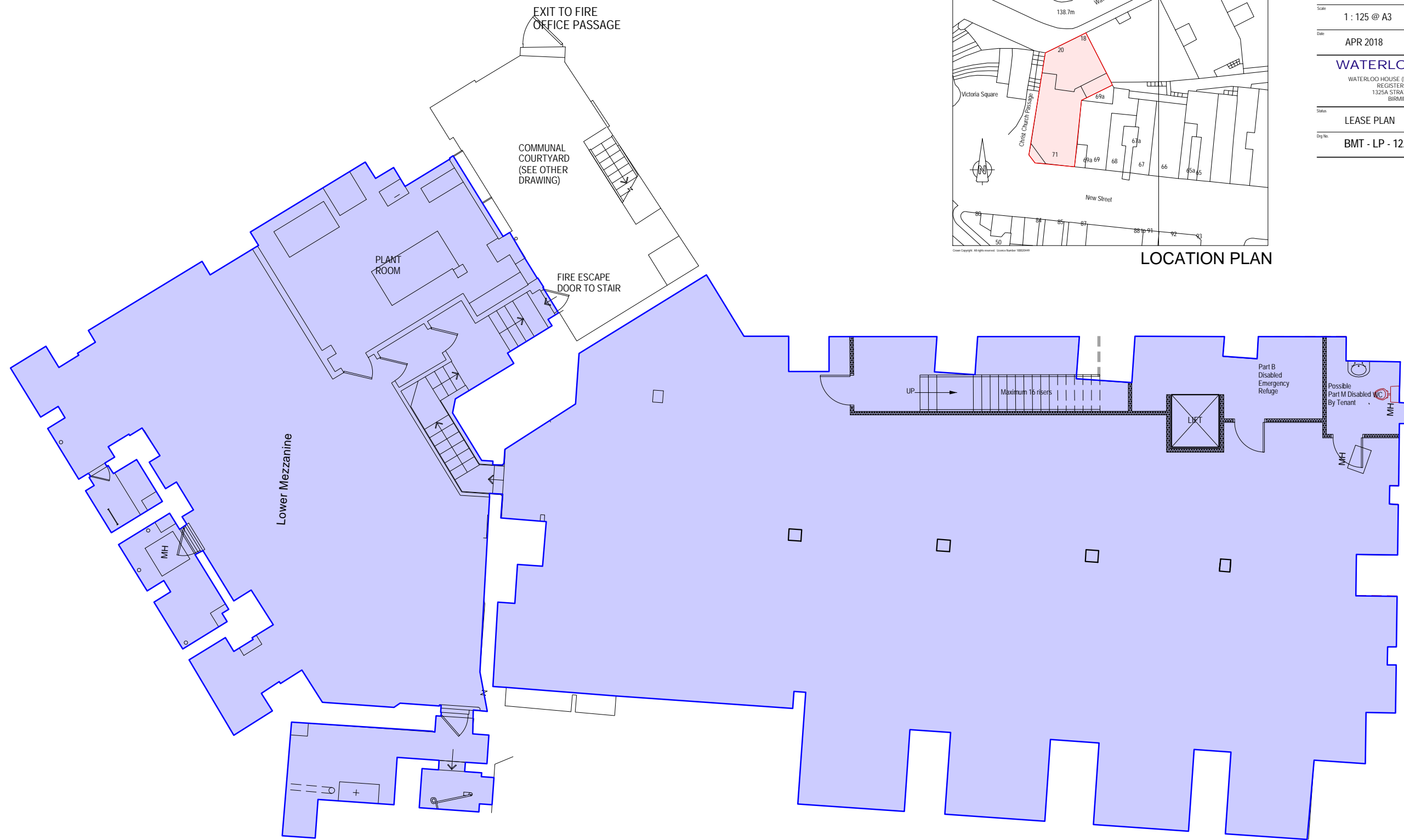
Bidwell Webber De-Pons Ltd, 4<sup>th</sup> Floor Victoria House,  
114-116 Colmore Row, Birmingham B3 3BD  
T: 0121 262 6540 [www.bwdretail.co.uk](http://www.bwdretail.co.uk)

**BWD**  
RETAIL PROPERTY CONSULTANTS



50 metres

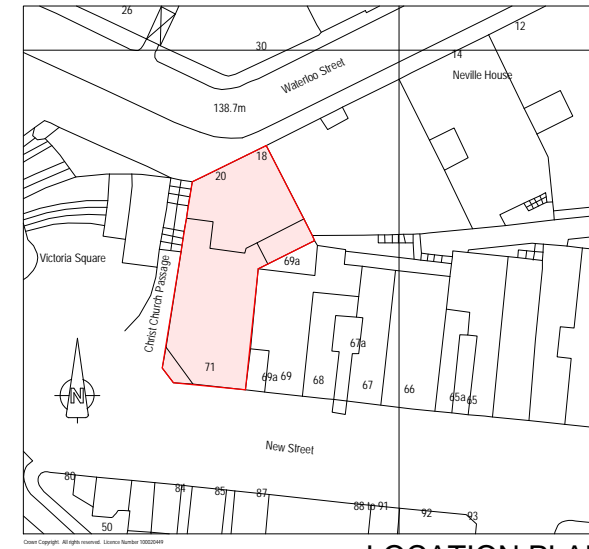
Experian Goad Plan Created: 25/02/2025  
Created By: Bidwell Webber De Pons Ltd



LOCATION PLAN

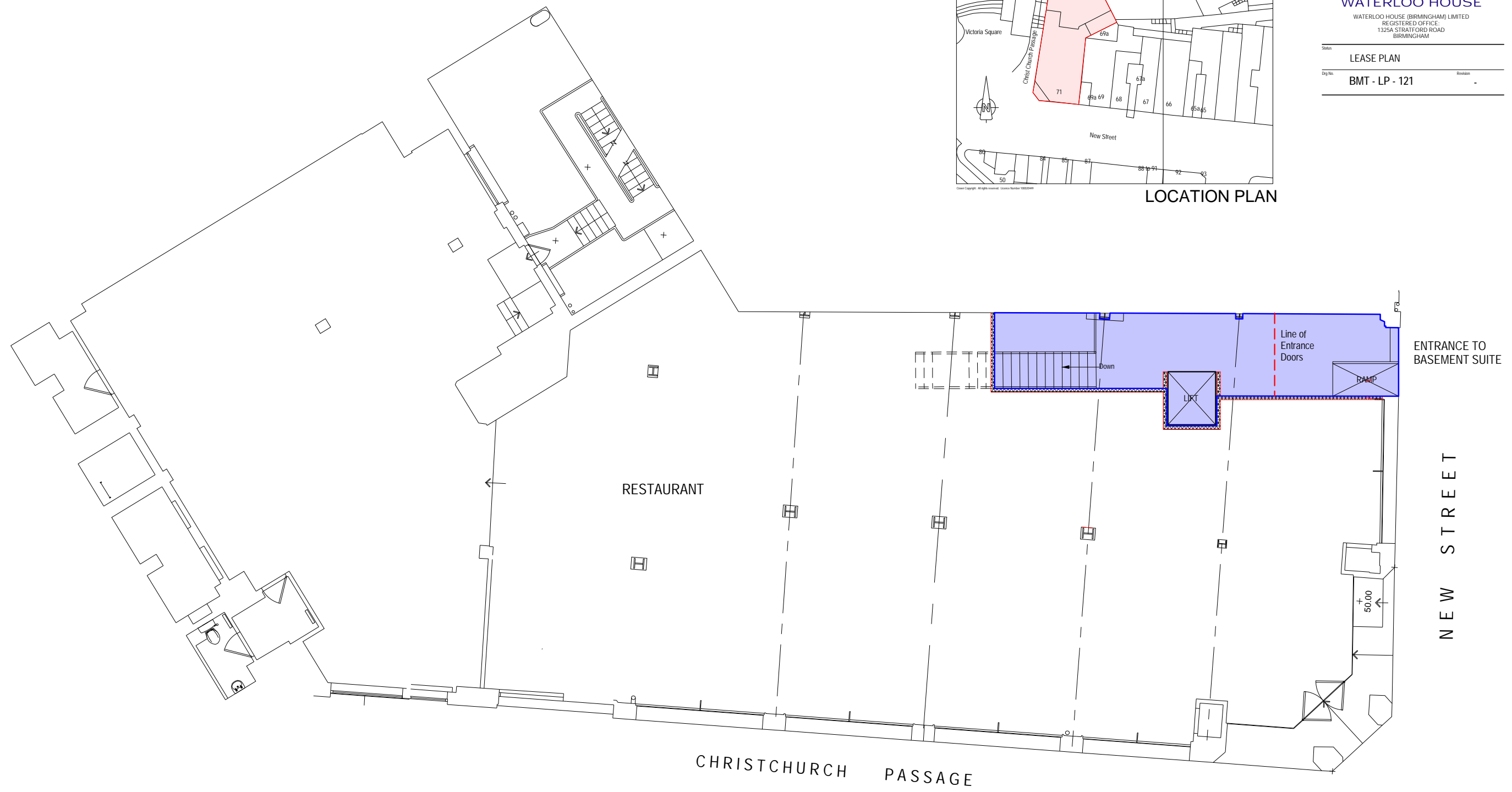
PLAN REFERRED TO	
Drawing	BASEMENT PLAN
Scale	1 : 125 @ A3
Date	APR 2018
Drawn	DJS
Checked	
<b>WATERLOO HOUSE</b>	
WATERLOO HOUSE (BIRMINGHAM) LIMITED REGISTERED OFFICE: 1325A STRATFORD ROAD BIRMINGHAM	
Status	LEASE PLAN
Dwg No.	BMT - LP - 122
Revision	-

# BASEMENT PLAN

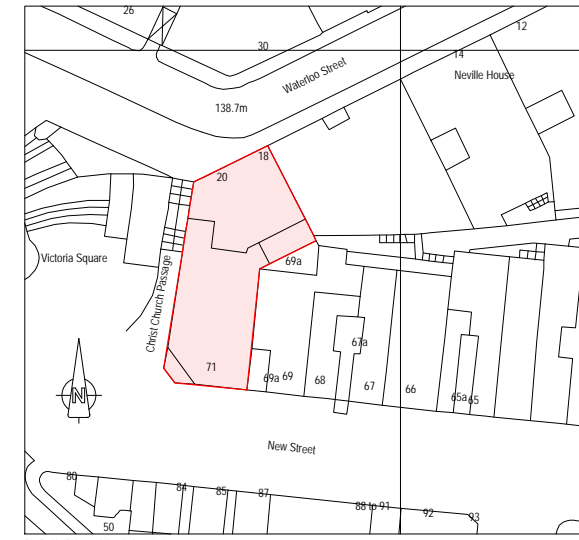


LOCATION PLAN

PLAN REFERRED TO		
GROUND FLOOR PLAN		
Scale: 1 : 125 @ A3		
Date: APR 2018	Drawn: DJS	Checked:
<b>WATERLOO HOUSE</b>		
WATERLOO HOUSE (BIRMINGHAM) LIMITED REGISTERED OFFICE: 1325A STRATFORD ROAD BIRMINGHAM		
Title: LEASE PLAN		
Dwg No: BMT - LP - 121	Revision:	

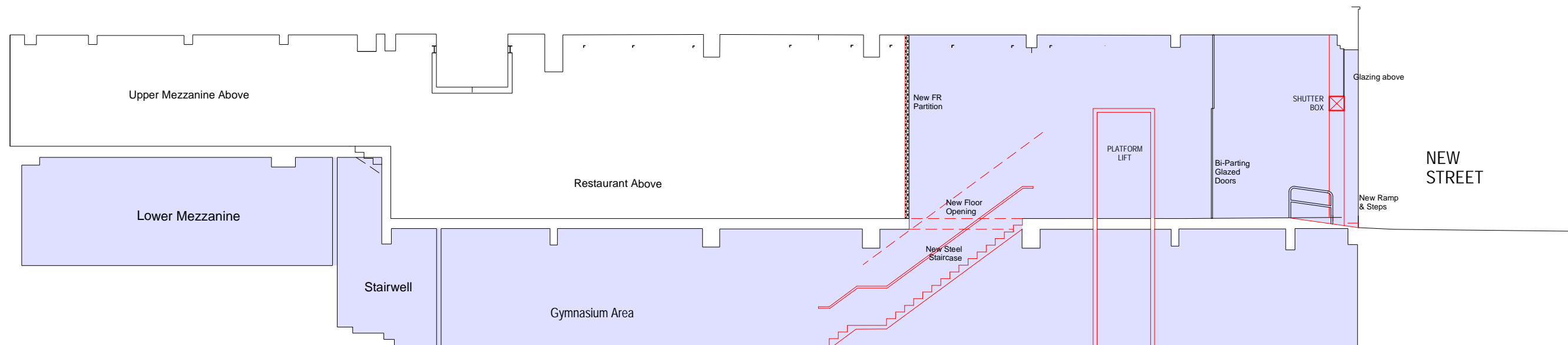


NEW STREET GROUND FLOOR



LOCATION PLAN

PLAN REFERRED TO		
Drawing	LONGITUDINAL SECTION	
Scale	1 : 125 @ A3	
Date	APR 2018	Drawn: DJS   Checked:
<b>WATERLOO HOUSE</b> WATERLOO HOUSE (BIRMINGHAM) LIMITED REGISTERED OFFICE: 1325A STRATFORD ROAD BIRMINGHAM		
Status	LEASE PLAN	
City No.	BMT - LP - 120	Revision: -



# LONGITUDINAL SECTION