



TO LET

Suitable For A Variety Of Uses
(Subject To Planning)
1,944 Sq Ft (180.64 Sq M)



Arch 24, Livery Street,
Birmingham, B3 1HA



ARCH 24, LIVERY STREET



Arch 24, Livery Street, Birmingham, B3 1HA



Formerly a Jazz Bar, Arch 24 is suitable for a variety of uses (subject to planning). Located on Livery Street between the Jewellery Quarter and Birmingham Snow Hill station.

- 1,944 sq ft (180.64 sq m)
- Suitable for a variety of uses, subject to planning
- Excellent location close to Birmingham city centre
- 0.5 miles from The Jewellery Quarter
- Situated within a thriving area of Birmingham, with many retail and leisure premises located within the immediate area
- Local occupiers include Clue HQ Birmingham - The Live Escape Game, Indian Brewery and Arch 13 at Connollys
- Access available off the A38 Great Charles Street Queensway



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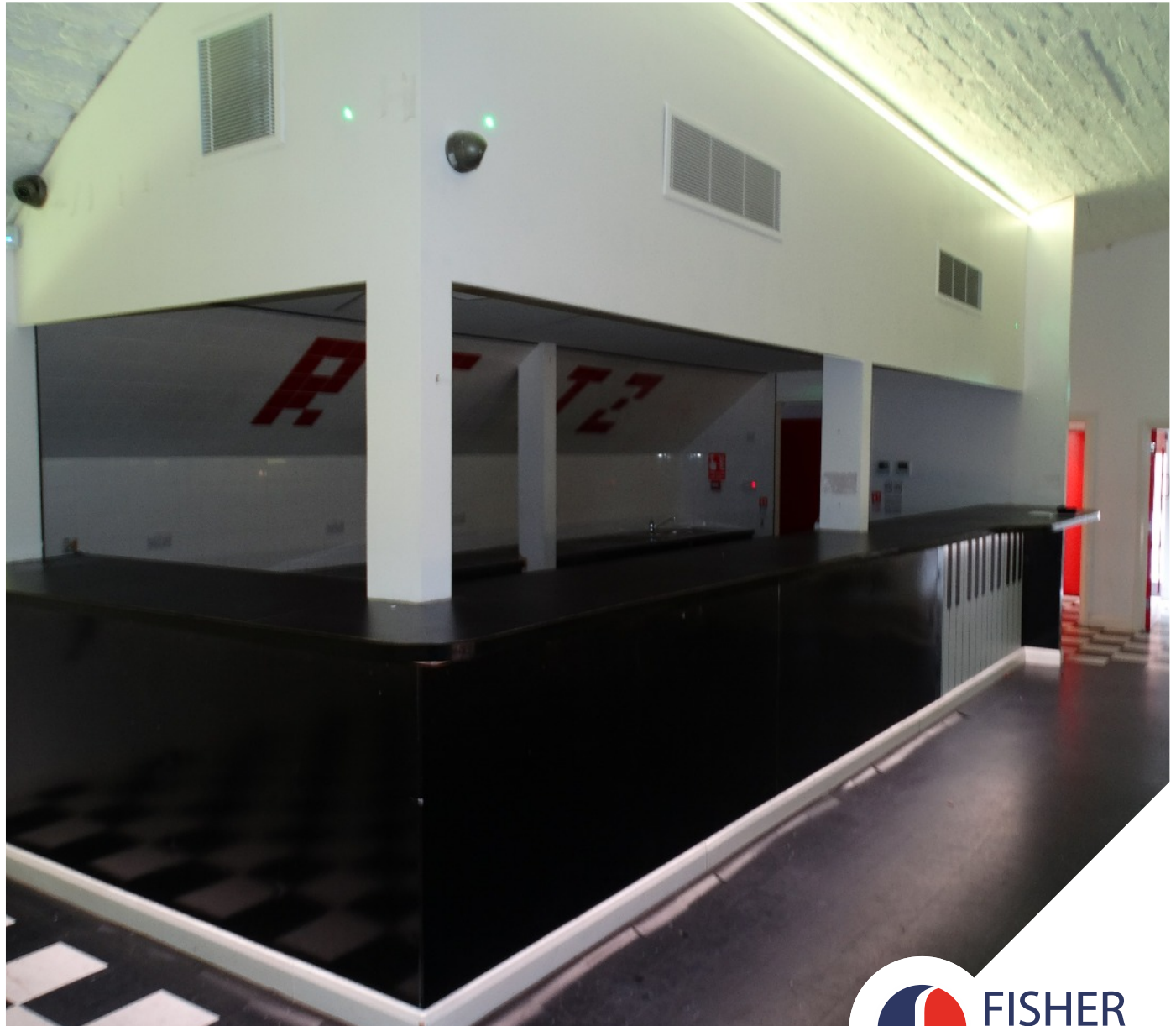
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City centre bar/cafe/leisure (subject to planning)

Location

The archway is located on Livery Street, a popular street in Birmingham city centre, between the junctions of Colmore Row and the B4100 Constitution Hill.

The property is within walking distance of Birmingham Snow Hill station and adjacent to some of Birmingham's main corporate occupiers.

Livery Street is a popular destination for many bars and restaurants and benefits being in between the vibrant Jewellery Quarter and Birmingham city centre.

Description

The archway comprises a former Jazz Bar but suitable for a variety of other uses, subject to planning.

Specification includes:-

- Brick elevations, internally fitted with profile metal cladding.
- Fitted out bar area.
- Outdoor seating area to the front.
- Shower and a disabled toilet.
- Comfort cooling system.
- CCTV in situ.
- Electronic roller shutter door to the front.

Accommodation

Floor	Sq M	Sq Ft
Ground	180.64	1,944

Rent

£35,000 per annum exclusive of VAT.

Tenure

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

Business Rates

Rateable Value £24,000

Services

We understand that mains services are available to the property, namely mains water, drainage and electricity.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Tenant to contribute £395 plus VAT towards the documentation and administration costs for standard tenancies or £795 plus VAT for enhanced tenancies.

EPC

An EPC will be provided upon receipt.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

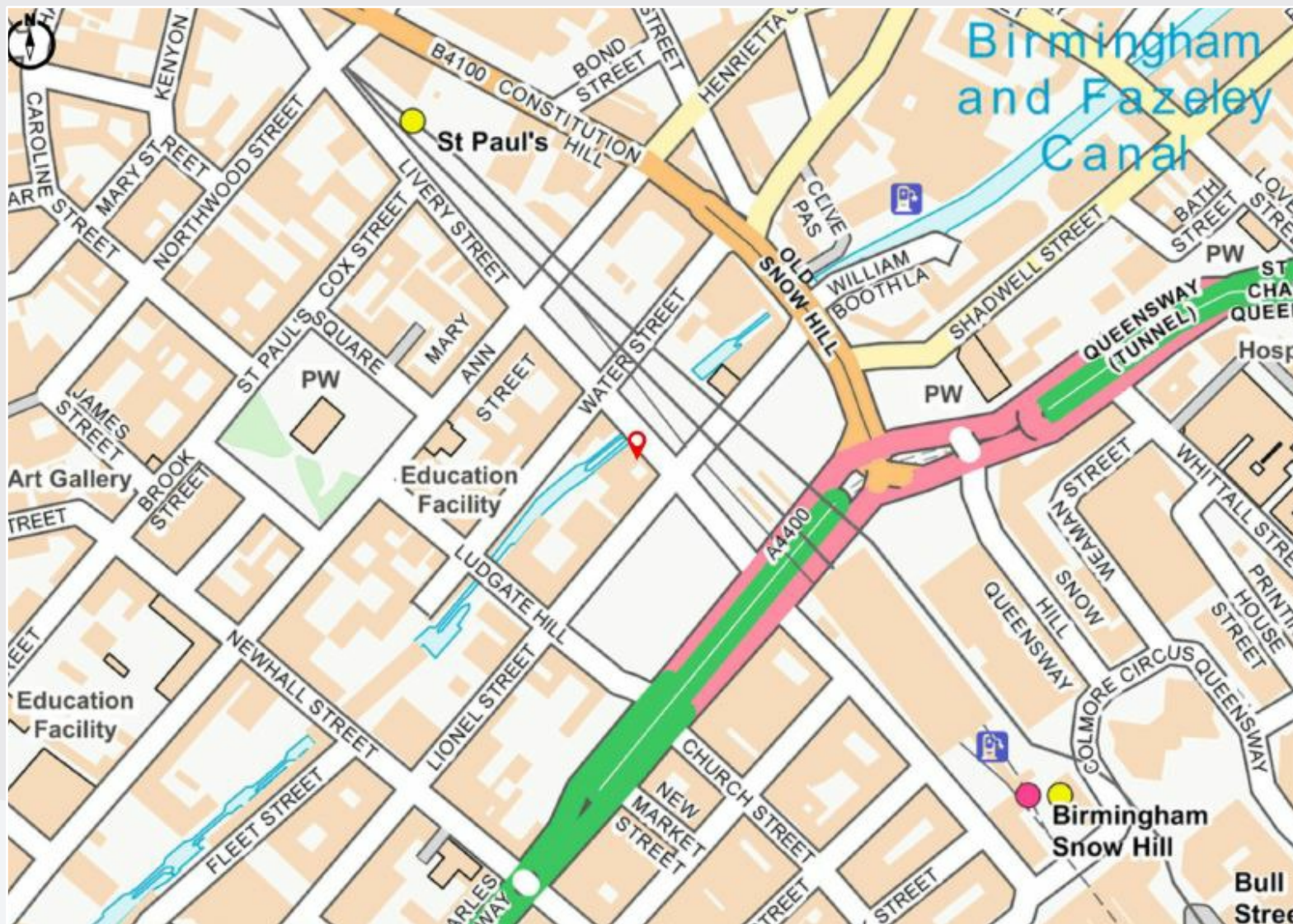
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



ARCH 24, LIVERY STREET



Licence Number - 100022432 - Not to Scale

Approximate Travel Distances



Locations

- St Philip's Cathedral 0.3 miles
- Jewellery Quarter 0.5 miles
- Bullring & Grand Central 0.8 miles

Sat Nav Post Code

- B3 1HA



Nearest station

- Birmingham Snow Hill 0.2 miles



Nearest Airports

- Birmingham Int 10.8 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2020. Photographs dated July 2020.

