

To Let - Bar/Restaurant/Office

The Brewmasters House
The ICC
Birmingham
B1 2EA

- Prominent Canalside Frontage
- Potential Outside Seating
- Opposite Brindleyplace adjacent The ICC
- Close to Arena Birmingham and new 35,000 sq ft Legoland Discovery Centre
- 3,642 sq ft GIA



Location

The property is adjacent to the Iconic International Convention Centre (ICC) which is conveniently situated between Brindleyplace which provides over 1.1 m sq ft of retail, leisure and Grade A office space and Paradise which when completed will provide 1.8m sq ft of vibrant mixed use development of commercial, civic, retail, leisure and hotel space. In addition Symphony Hall, The National Sea Life Centre and Arena Birmingham are all close by adding year round valuable visitor attractions. Lego shall open its 35,000 sq ft Legoland Discovery Centre attraction at Birmingham Arena in summer of this year.

The ICC is one of Europe's premier conference and meeting venues hosting more than 400 events and accommodating over 350,000 delegates each year such as political party conferences. It also serves as a busy connection for pedestrian traffic travelling between Brindleyplace and the CBD.

The property is an elegant Georgian house which was built in 1805 and substantially refurbished in 1984. The Grade II listed property is prominently situated on the canal adjacent The ICC whilst opposite Brindleyplace.

Accommodation

The property extends to 2,366 sq ft (219.8 sqm) GIA at ground floor, 1,275 sq ft (118.5 sqm) GIA at first floor and there is also a cellar. The property could be split, further details are available on request.

Tenure

The property is available on a new 15 year effective FRI lease subject to five yearly upward only rent reviews.

Rent

Rental offers in the region of £65,000 pax.



Handover Spec

The unit will be handed over in its current condition which was formally used as an office.

Planning/Uses

The property is suitable for B1 offices, A3 Restaurant or A4 Bar; subject to planning.

EPC

The EPC is available on request.

Business Rates

To be confirmed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT, if applicable will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents Avison Young

Richard Jones

Tel: 0121 609 8719

Email: richard.jones@avisonyoung.com

Guy Sankey

Tel: 0121 609 8588

Email: guy.sankey@avisonyoung.com

Property ref

avisonyoung.com/14265

0121 236 8236



Experian Goad Plan Created: 21/05/2018
Created By: GVA



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015. Ordnance Survey 100017316

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011