

Foundry



Retail & Leisure Opportunity

1,245 sq ft

Due to Abortive Negotiations

BRINDLEYPLACE

Birmingham



Central Square is the beating heart of Brindleyplace

A-Class Location

A unique and distinctive waterside environment unlike any other.

Brindleyplace's family-friendly environment attracts up to

6 million

visitors every year



Brindleyplace is a pioneering mixed-use destination that boasts round-the-clock footfall from the early morning to the early hours.

Its secure, well-managed estate is home to a host of cultural and family attractions such as the Ikon Gallery and SeaLife Centre, multinational business headquarters and an array of restaurants and bars, including nationally-recognised chains and local independents.



Blue Chip businesses

Dedicated metro stop

7,000

employees across the estate

3,000

new homes on the doorstep



Set within the picturesque Central Square, the space benefits from an enviable location next to Birmingham's famous canal network.

Neighbours include All Bar One, Bank Restaurant, Pret A Manger, Boots and Costa Coffee.

Restaurants

- 01 Bank
- 02 Box
- 03 Gourmet Burger Kitchen
- 04 Las Iguanas
- 05 Lulu Wild
- 06 Perios
- 07 Piccolino
- 08 Qavali
- 09 Recess
- 10 Ribeye
- 11 Rudy's
- 12 Siamais
- 13 Turtle Bay
- 14 wagamama
- 15 Zizzi

Leisure

- 16 Bannatyne Health Club
- 17 Crescent Theatre
- 18 Ikon Gallery
- 19 National SEA LIFE
- 20 The Park

Cafés & Bars

- 21 All Bar One
- 22 Be At One
- 23 Caffè Nero
- 24 Costa Coffee
- 25 Cosy Club
- 26 **Your Space**
- 27 Odissi Coffee
- 28 Pitcher & Piano
- 29 Pret A Manger
- 30 Slug & Lettuce
- 31 The Alchemist
- 32 Yorks at Ikon

Retail

- 33 Boots
- 34 Ethos Florist & Gifts
- 35 Ikon Shop
- 36 Places Birmingham
- 37 Sainsbury's Local
- 38 SPAR
- 39 The Gentleman Barbers

Accommodation

- 40 Hilton Garden Inn

Be Among
The Best

Sainsbury's

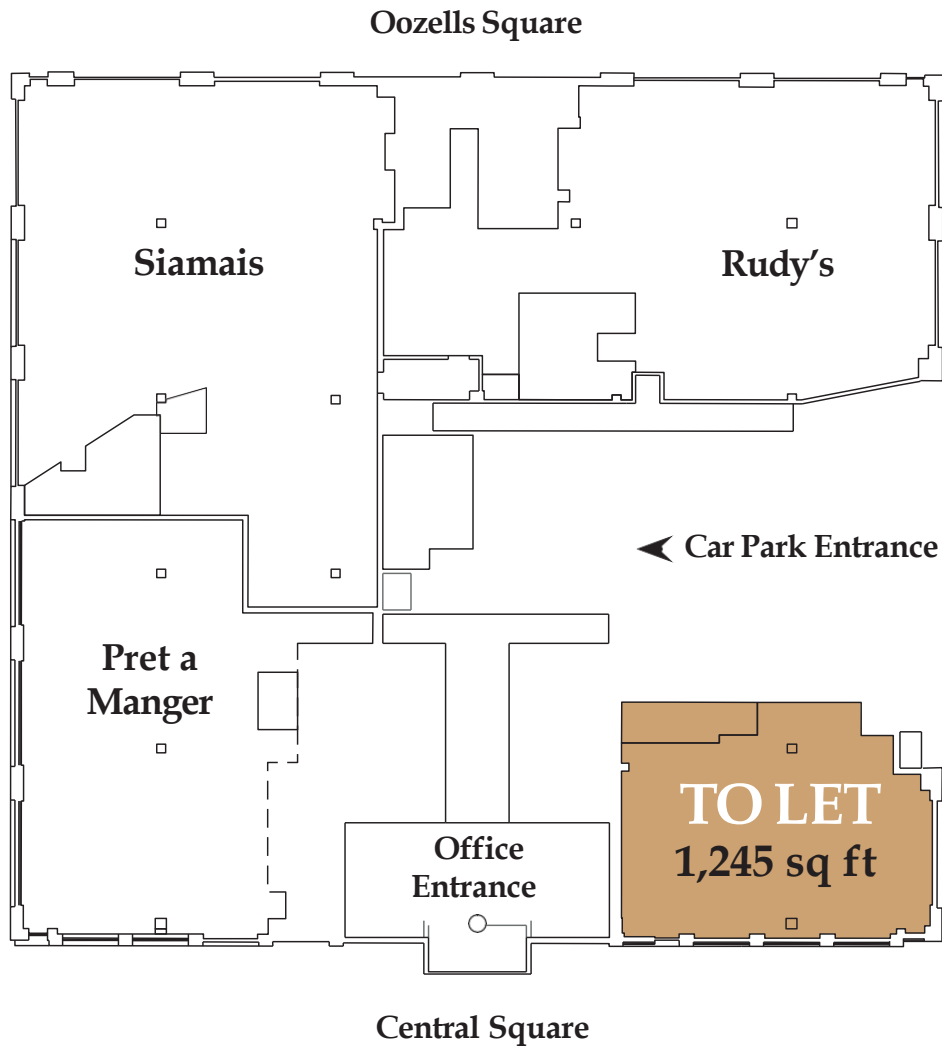
ALL · BAR · ONE

wagamama



Your Space

1,245 sq ft



With a prominent frontage and entrance onto Central Square, the busy, beating heart of Brindleyplace, the space also has the flexibility to add an external seating area to introduce alfresco dining. This element will be subject to a separate agreement.



The Opportunity

Lease

The property is available by way of a new effective full repairing and insuring lease to be let on institutional terms to be agreed, to include 5 yearly upward only rent review.

Rent

£50,000 per annum exclusive.

Service Charge

£5,600 pa.

Insurance

£1,000 pax

Planning

The property benefits from an existing User Class E planning consent, copies of which can be provided to interested parties.

EPC

The EPC is available on request.

Licensing

The property benefits from an existing licence which is summarised as follows:

Opening Hours
Monday - Sunday
07.00 - 00.30

Licensing Hours
Monday - Sunday
09.00 - 00.00

Rateable Value

We recommend interested parties make their own enquiries via VOA.

Storage

Additional basement storage upon request.



Sat Nav: BI 2JB What3words ///calm.shack.leader



Brindleyplace's location in Birmingham city centre provides unrivalled accessibility, both locally and nationally.

With access to its own tram stop, Brindleyplace is plugged directly into local and regional transport networks, putting the estate just 4 minutes from New Street and Grand Central. The proximity of New Street, Moor Street and Snow Hill stations as well as the local Five Ways station makes it well placed within local, regional and national public transport networks, including bus. The estate also has its own award-winning car park for those driving in, with easy access from the national motorway network. The canal network also allows easy walking and cycling routes from across the city.

The estate is also blessed with numerous sustainable travel options, with a transport hub located next to Foundry offering cycle and scooter hire.

Get In Touch

Matt Long

matt.long@praxis.co.uk

07786 690 472

brindleyplace.com



**PRAXIS
RETAIL**

0333 320 8111

Chris Hovington

Chris.Hovington@praxis.co.uk

07770 935 529



IIBWD
RETAIL PROPERTY CONSULTANTS

0121 262 6540

Nick De Pons

ndepons@bwdretail.co.uk

07767 768 423

Praxis Retail and BWD for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of Praxis Retail and BWD has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2023. Designed and produced by Core. 0121 232 5000 core-marketing.co.uk