

Guy Sankey
0121 609 8588
guy.sankey@avisonyoung.com

Netta Spafford
0121 609 8249
netta.spafford@avisonyoung.com

To Let

City Centre Bar / Restaurant Opportunity

59 - 65 John Bright Street, Birmingham, B1 1BL



Location

The property occupies a prominent corner position on the popular Bar and Restaurant location of John Bright Street. The street is rapidly becoming a busy alternative bar and restaurant scene due to its strategic location close to New Street Station /Grand Central, The Mailbox and Birmingham's Theatre quarter. The building has an extensive frontage on to the pedestrianised John Bright Street and returns on to Suffolk Place.

Operators in close vicinity include **Turtle Bay**, **Brewdog**, **Grosvenor Casino**, **Cherry Reds**, **Easy Hotel** and **Fullers "The Stable"**. **The Alexandra** theatre sits adjacent to the property.

Rent

£75,000 pax

Terms

The premises are available by way of an assignment of 25 year lease expiring August 2023 or a new lease direct from the landlord.

Accommodation

Ground Floor	1,333 sq ft	123.80 sqm
Basement	826 sq ft	76.70 sqm
1st Floor	1,300 sq ft	120.80 sqm
2nd Floor	795 sq ft	73.87 sqm
3rd Floor	761 sq ft	70.70 sqm
Total	5,015 sq ft	465.87 sqm

Business Rates

Rateable Value: £33,000

Legal costs

Each party will be responsible for their own legal costs.

Planning

The property is suitable for a variety of uses including A3 (Restaurants), and A4 (Drinking Establishments), subject to planning consent and licensing.

VAT

All figures are quoted exclusive of VAT.

EPC

The EPC certificate is available on request.

Viewing

Strictly by prior appointment with the with the sole agents.

0121 236 8236

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50 metres

Experian Goad Plan Created: 17/12/2019
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