

**\*Confidentially available –  
Staff unaware\***

**Prime Retail/Café/  
Restaurant To Let**

**NICHOLAS BRETT & CO**

Chartered Surveyors

**TEL: 01527 875669**

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



**723a Bristol Road South,  
Northfield, Birmingham B31 2NG**

- Prime Location – Adjacent to Subway, Savers, McDonalds & Heron
- Opposite Northfield Shopping Centre
- Busy Roadside Location
- Ground Floor c.2,000 sq ft (186 sqm)
- Fully fitted Coffee Shop – Fixtures and Fittings available by negotiation
- Rear servicing access
- Car parking close by

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

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These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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## Location

Northfield is one of Birmingham's principal Satellite Towns.

The property occupies one of the busiest and prominent trading locations in the Centre being situated on a busy crossroads.

It is situated directly adjacent to Subway, with other occupiers close by including Heron Frozen Foods, Savers, and McDonalds. It is directly opposite the Northfield Shopping Centre.

There is a public car park adjacent to the parade with others close by together with a number of bus stops to the front.

## Description

The property comprises of a large corner retail unit accessed from Bristol Road South and having a large return window frontage.

It is irregularly shaped (see plan over) nevertheless provides superb retail/café\* space for in excess of 50 covers with customer and disabled toilets plus staff and storage facilities.

There is rear servicing access

The units may be suitable for various uses including Retail, Office, Leisure, Restaurant, Medical etc, subject to the usual consents.

\*Subject to negotiation, consideration would be given to the sale of the fixtures and fittings.

## Accommodation

The property comprises of the following approximate gross internal floor area:-

**Ground Floor: c.2,000 sq ft (186 sq m)**

## Lease

The property is available on a new lease upon terms to be agreed.

## Rent

£35,000 per annum exclusive

## VAT

It is understood that VAT will be charged on the rent and other outgoings.

## Rating Assessment

Rateable Value: £16,750

\*This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/24 to 31/3/25, the standard multiplier is 51.2p, and small business multiplier is 49.9p.

In addition, if eligible, retail, hospitality and leisure premises may receive additional reductions off their rates bill on top of other relief (up to a total value of £110,000 per business) as follows:-

- 75% off business rates bills for the 2024 to 2025 tax year (1 April 2024 to 31 March 2025)

This information should be verified by the new occupier. Further details available online at [www.gov.uk](http://www.gov.uk).

## Energy Performance Certificate (EPC)

The property has a rating of 23 (Band A). A copy of the EPC is available upon request.

## Video Tour

Click [here](#) for an external You Tube Video Tour

## Viewing

Strictly by prior appointment only with:-

Nicholas Brett & Co (See contact details)

Or our Joint Agent:-

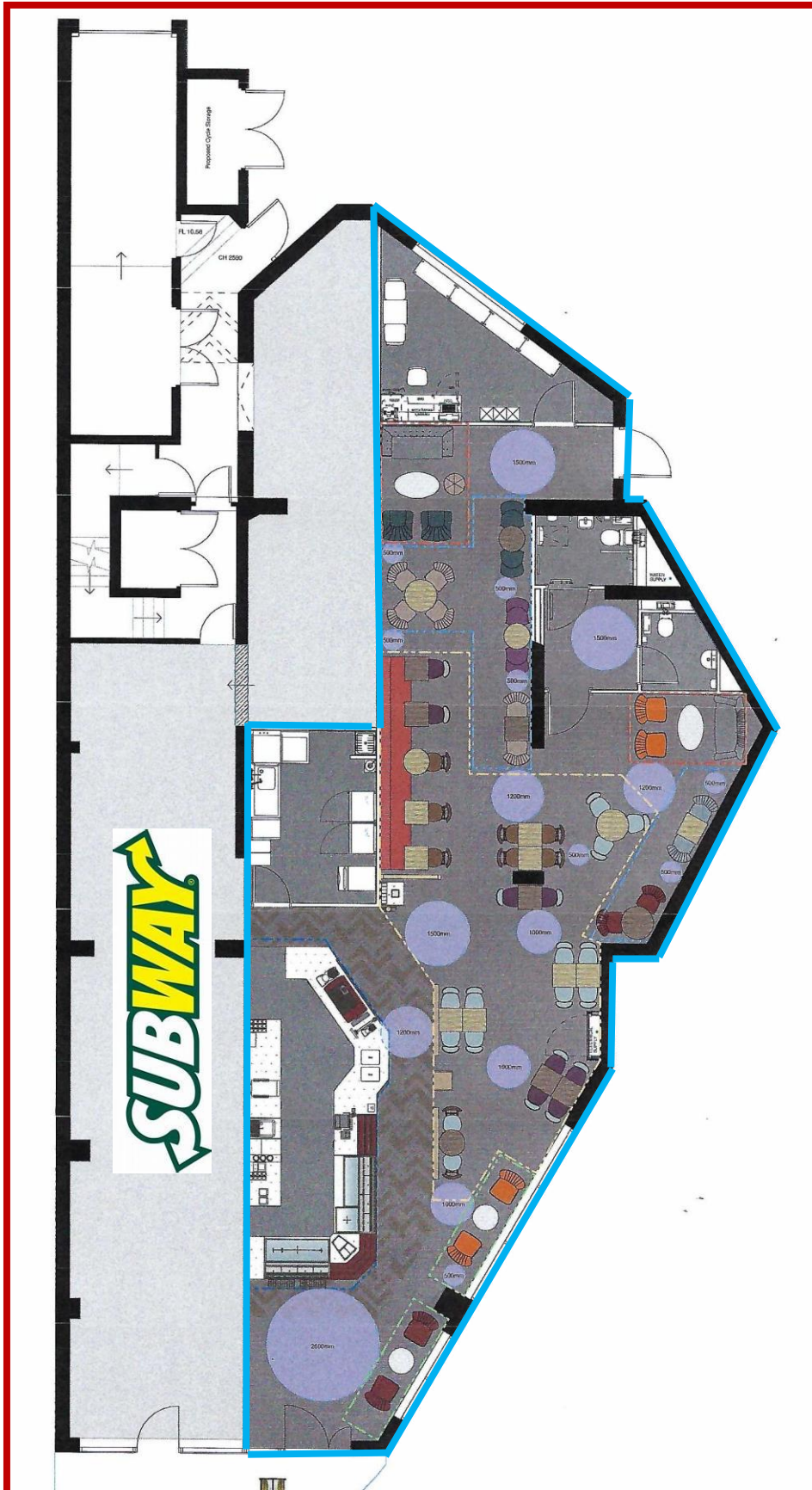


Wright Property

Oliver Wright: 07976 056504  
[oliver@dsgroups.co.uk](mailto:oliver@dsgroups.co.uk)

Subject to Contract April 24





Plan is not to scale and the layout has been changed since preparation of the plan

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