



Tennial Wharf

Jewellery Quarter

B3 1DW

Asking Price Of **£850,000**

Circa 4,000 sq ft of internal space over two levels

Current tenant: Maneki Ramen – one of Birmingham's most in-demand and acclaimed ramen restaurants

Fit-out includes fully equipped commercial kitchen, bar, open-plan dining, cloakrooms, and service a

External decked terrace with canal-side alfresco seating



Property Description

PREMIUM CANAL-SIDE RESTAURANT & FREEHOLD TITLE £850,000 | Ground & Basement Commercial | 4,000 sq ft | Freehold Included

James Laurence presents a truly rare commercial offering: the opportunity to purchase a prime, canal-side hospitality premises in the heart of Birmingham's Jewellery Quarter, including the freehold interest.

COMMERCIAL PROPERTY OVERVIEW Circa 4,000 sq ft of internal space over two levels

Current tenant: Maneki Ramen – one of Birmingham's most in-demand and acclaimed ramen restaurants

Fit-out includes fully equipped commercial kitchen, bar, open-plan dining, cloakrooms, and service areas

External decked terrace with canal-side alfresco seating

Feature corner position at the junction of Ludgate Hill and Water Street

FREEHOLD SALE BENEFITS Ownership of the land and property – long-term security

Premium commercial covenant with potential for long-term tenancy or future repositioning

Rare opportunity to acquire a restaurant/bar freehold in the Jewellery Quarter

PRIME LOCATION Just 100 yards from St Paul's Square

Positioned between Birmingham City Centre and the historic Jewellery Quarter

Close to Snow Hill, New Street, and Jewellery Quarter stations

Surrounded by high-end apartments, creative offices, and independent businesses

With consistent footfall, an attractive tenant, and strong future development prospects, this is an opportunity not to be missed for investors or hospitality operators looking for a landmark venue.

LEGAL COSTS Each party to bear their own

EPC & VIEWINGS Available upon request via James Laurence

*Total approx. floor area 4,000 sq ft
(372 sq m)*

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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