

Birmingham

To Let

Unit 10, The ICC, Birmingham, B1 2EA



Restaurant Unit With Canalside Frontage

AVISON
YOUNG



Quoting Rent
£150,000



Size
7,336 sq ft



Prominent location
**Near to Brindleyplace,
ICC, Symphony Hall
and The National Sea
Life Centre**



Planning
Licensed Premises



Drive Time
**Large residential
population
located within a 10
minute walk**



Demographics
**40% population under
25 years of age**

Location

The property forms part of 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 prominently situated fronting the canal and Brindleyplace and is south facing benefitting from extensive sunshine in the summer months.

Description

The unit comprises accommodation over ground floor, with the benefit of canal side external seating, providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	7,336	681

Lease Terms

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

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Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

The property is licenced for the sale of alcohol between the hours of Mon - Sat 10.00-24.00 hrs and Sunday 10.00-23.30 hrs.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£85,500
UBR:	£0.512
Rates Payable:	£43,776

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating is E110. A certificate can be made available.

Legal Costs

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

VAT

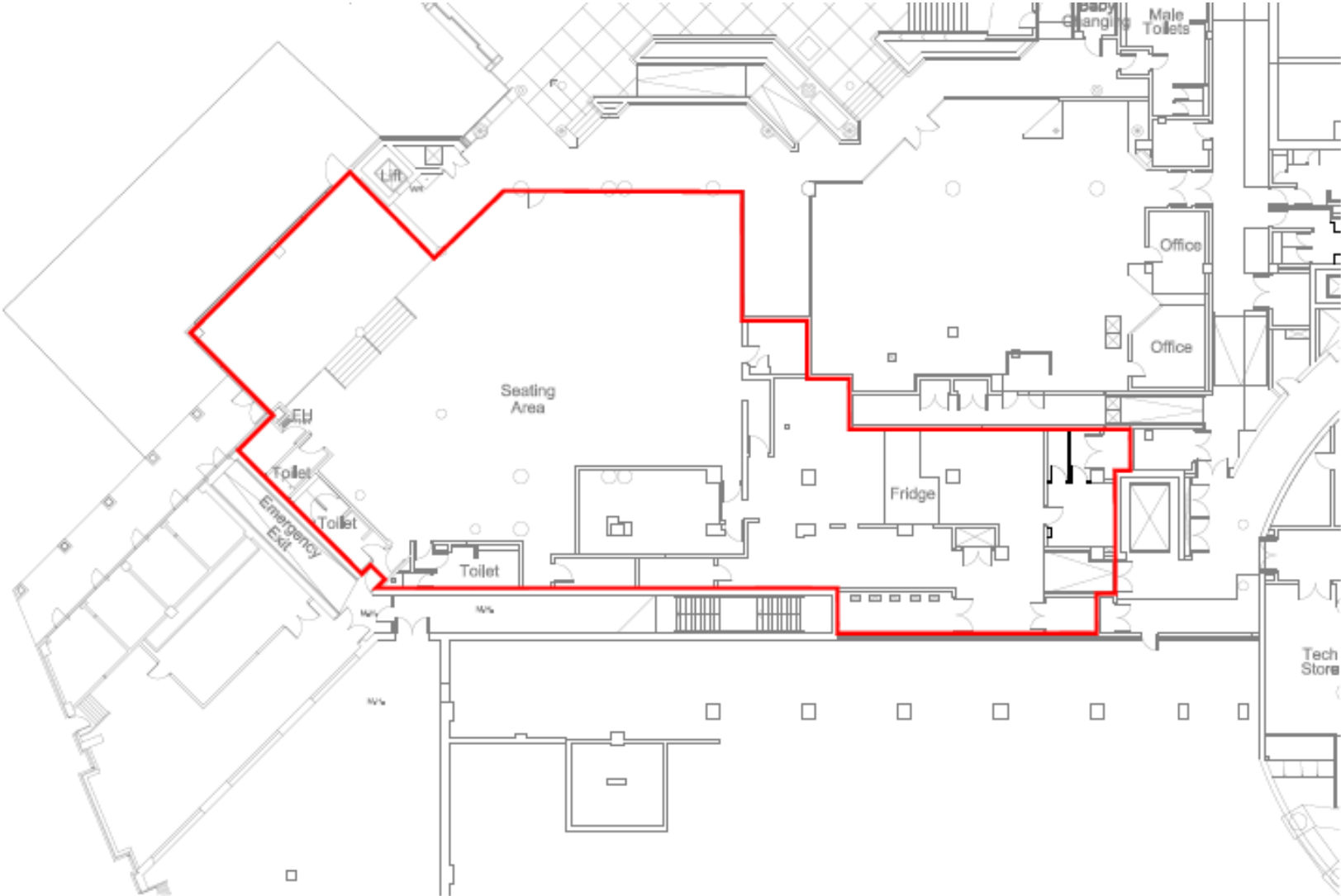
VAT if applicable will be charged at the standard rate.

Service Charge

There is a service charge payable, more information can be provided upon request.



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