

The Glasshouse, Canal Square, Birmingham, B16 8FL



TO LET

Modern Restaurant Premises

Net Internal Area: 2,360 ft² (219.24 m²)

Location

The subject premises are situated on the ground floor of the Glasshouse residential development in an attractive canalside position at Canal Square, on the west side of the canal opposite Liberty Place.

Brindley Place is within 0.3 miles and Birmingham City Centre within a short walk.

Occupiers close by include a range of local shops, restaurants and bars, together with a number of apartments.

Description

The property comprises a ground floor premises benefiting from a full height glass elevation to the courtyard overlooking the canal.

The property briefly comprises a large reception area with bar with dining area and kitchen and storage to the rear.

Accommodation

Total (NIA) 2,360 ft² (219.24 m²) approximately

Rental / Terms

The property is available by way of a new lease with length to be agreed at £35,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which may be payable.

Service Charge

A service charge is levied for the maintenance and upkeep of communal areas and the estate.

EPC

The property has an EPC rating of E-125. A copy of the energy performance certificate is available upon request from the agent.

Services

We understand that all mains services are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations with the relevant service providers.

Planning Use

We understand the property has planning Use Class E.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

Legal Costs

Each party are to be responsible for their own legal and surveyor's fees incurred during the transaction.

Availability

The property is available immediately.

Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

