

LONG LEASEHOLD

Colliers
INTERNATIONAL



JAMES BRINDLEY 12 BRIDGE STREET, BIRMINGHAM B1 2JR

- Located adjacent to the canal basin
- Long ground lease 125 years remaining
- Large outside seating area

Guide Price - £300,000

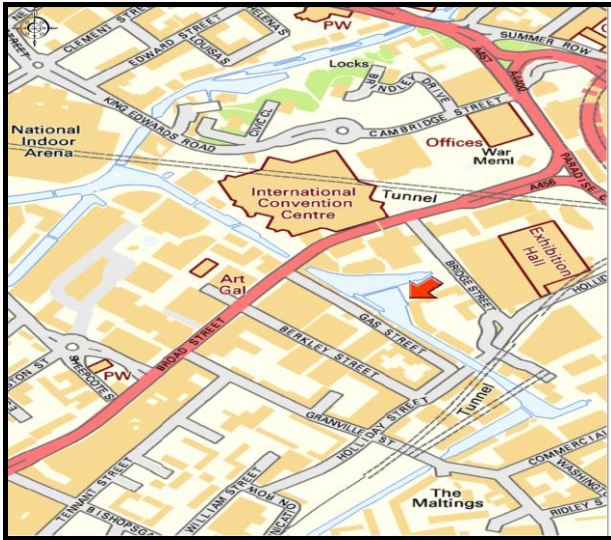
CONTACT US

Strictly by prior appointment
with Colliers International, through:

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www.colliers.com/uk/leisure



LOCATION

The property is located on Bridge Street, Central Birmingham overlooking the Gas Street Canal Basin. The property is located adjacent to the Hyatt Hotel. The popular Broad Street area adjoins Bridge Street where there are a number of operators including Lloyds Bar, Pitcher & Piano, Walkabout, Pizza Express and All Bar One. There is also the International Conference Centre, Mailbox and a number of modern city living apartments within the nearby vicinity.

DESCRIPTION

The two story 1980's premises are of red brick and glass construction beneath a pitched tile roof. There is an external seating area at towpath level and a first floor balcony, both of which front on to the Gas Street Basin. There is a walkway through the canal basin that provides access to the towpath which leads to the Mailbox to the south and Brindleyplace to the north. The property also provides parking for 13 vehicles.

ACCOMMODATION

The property is laid out as follows:-

Ground Floor

The premises provide a rectangular bar servery situated on the left hand side. There are loose tables and chairs providing 26 covers and a further 7 covers situated in a raised area to the right hand side. Past the bar there is a pool table, male and female toilets and access to the upper floor terrace.

Adjacent to the pool table area there is also stair access to the towpath level for customers. Located behind the bar there is a fully fitted catering kitchen which also provides access to the living accommodation and stairs down to the cellar and storage area. The living accommodation provides 2 bedrooms, living room, bathroom and kitchen.

Towpath

The towpath level is predominantly used as a function area; there is a rectangular bar servery with seating for approximately 16. There is an adjoining area with seating for 14 and double doors provide access to the external seating area. This level also has male and female toilets. The bar provides access to the storage area for the property, there is a boiler room, ice store, wine and spirit store, store room, staff toilets and a mechanically cooled cellar with access to an external courtyard.

PLANNING

Our verbal enquires of Birmingham City Council have confirmed that the property is not listed, nor does it fall within a conservation area.

All further enquiries regarding planning matters should be directed to the planning department of Birmingham City Council on T: 0121 303 1115.

James Brindley, 12 Bridge Street, Birmingham B1 2JR

RATEABLE VALUE

The property is listed on the 2010 Valuation List as having a Rateable Value of £20,000.

TENURE

A 150 year ground lease from 10th June 1985 until 9th June 2135 at a rent of £27,500. The rent is subject to 7 yearly rent reviews, of which there is current review outstanding. Alternatively the property is available by way of a new commercial lease, terms to be agreed.

TERMS

Guide Price - £300,000 plus VAT if applicable.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

VAT

VAT, if applicable will be payable in addition to the purchase price.

FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

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VAT & CONVERSION OF A COMMERCIAL BUILDING TO A RESIDENTIAL DWELLING

As of June 1 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: *Certificate to disapply the option to tax: Buildings to be converted into dwellings etc.*

Colliers International can provide this form if required. The HMRC suggests all parties completing this certificate read: *Notice 742A Opting to tax land and buildings.* A copy can be found at www.hmrc.gov.uk.

Misrepresentation Act

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