

LEISURE | TO LET



THE GLASSHOUSE, CANAL SQUARE, BIRMINGHAM, B16 8FL

2,360 SQ FT (219.25 SQ M)

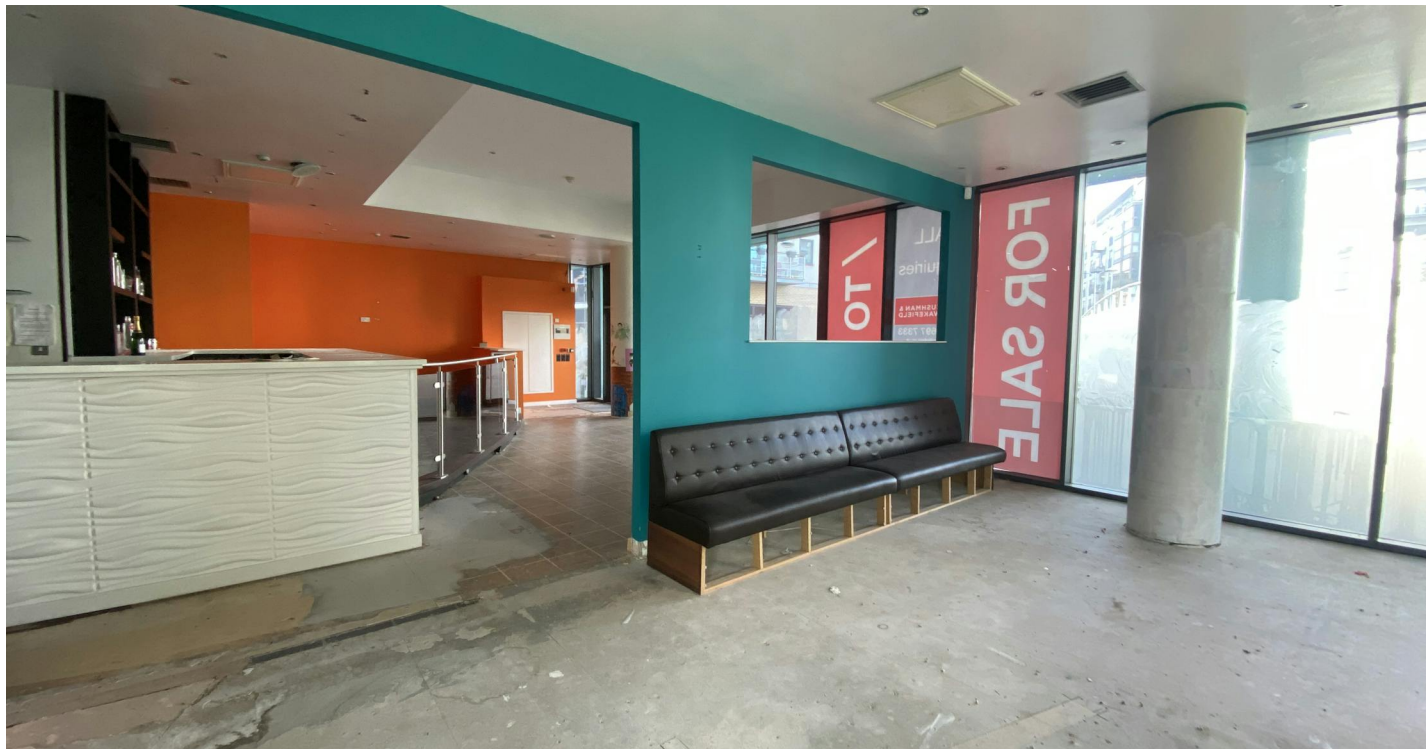
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Modern Restaurant Premises on the Ground Floor of the Glasshouse Development

---

- Ground Floor Premises
  - Former Restaurant
  - Full Height Glass Elevation
  - Large Reception Area
  - Bar & Dining Area
  - Kitchen & Storage
  - 3 Car parking spaces
- 



## 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. The unit includes 3 car parking spaces.

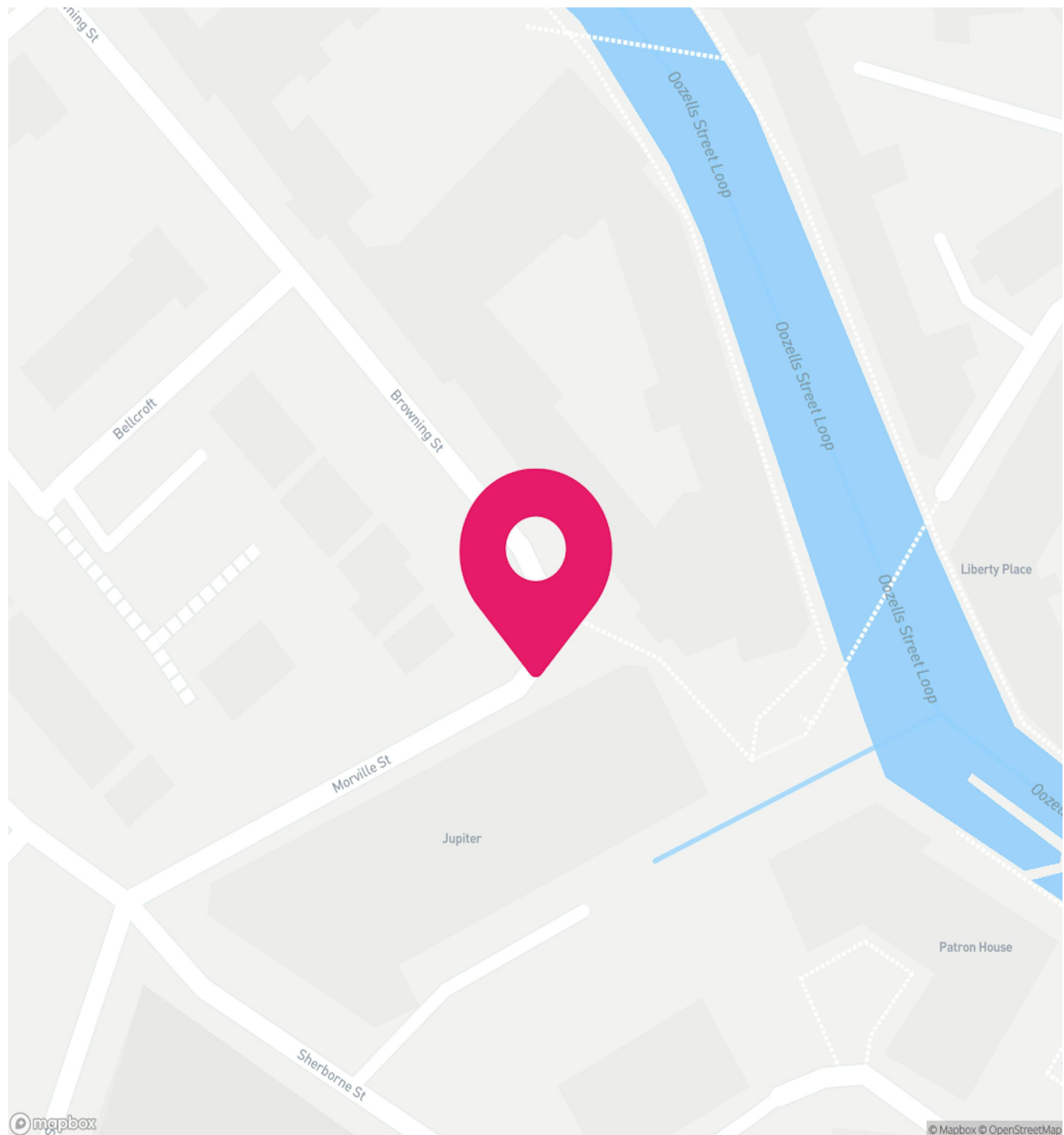


## LOCATION

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.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

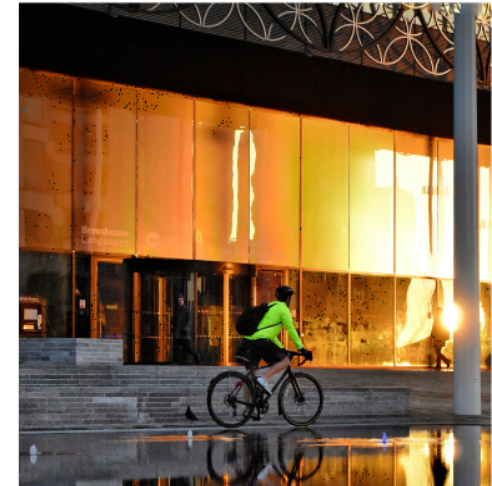
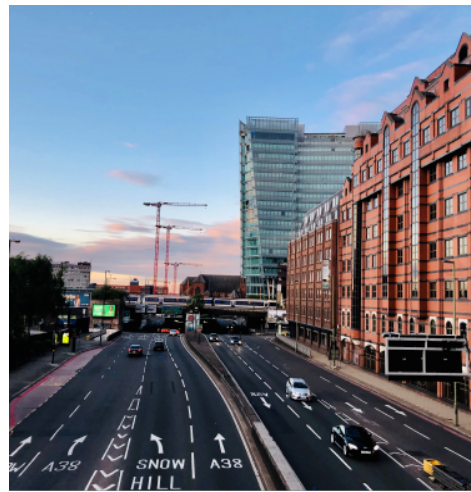
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## 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.

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£35,000 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Edward Siddall-Jones**

0121 638 0500 | 07803 571

891

edward@siddalljones.com