

20 Cliveland Street, Birmingham, B19 3SH



TO LET

Fully Fitted Ground Floor Café Premises

Net Internal Area: 1,204 ft² (111.8 m²)

Location

The property is located on Cliveland Street, approximately ½ a mile to the north-west of Birmingham City Centre, adjacent to the inner ring road.

Cliveland Street provides access to the Aston Expressway (A38), which in turn gives access to Junction 6 of the M6 Motorway allowing access to the wider midland's motorway network.

Cliveland Street is very well connected to local universities, the City via the Aston Expressway (A38), which in turn gives access to Junction 6 of the M6 Motorway allowing access to the wider midland's motorway network.

Description

The property comprises a ground floor café premises within the newly constructed Globe Works development - a student accommodation scheme with 520 residential units and a number of new building residential and student units within close proximity.

The space has been fitted to an extremely high standard benefiting from concrete floor with marble covering, plastered and painted walls and ceilings, suspended LED lights and spot lights, perimeter power points, coffee bar tables and stools, perimeter leather seating area and tables.

The kitchen has a solid floor with linoleum covering, stainless steel sink, microwave and commercial fridge.

The property is accessed by means of two double glazed doors from Cliveland Street with full height glazed elevations providing excellent natural light. Additional access is also provided from within the Globe Works development serving the student resident community.

Accommodation

Total (NIA) 1,204 ft² (111.8 m²) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £15,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Business Rates

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Services

We are advised all main services are connected to include mains water and electricity.

Siddall Jones have not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant satisfies themselves in this regard.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, we will require two forms of ID from the successful applicant.

Availability

The property is available immediately upon completion of legal formalities.

Viewings

Viewings are strictly via the sole letting agent Siddall Jones on 0121 638 0500

