



## TO LET/FOR SALE

### Cellar Bar / Restaurant

30 Mary Ann Street, St. Paul's Square, Birmingham. B3 1RL

Formerly known as Andersons and The Bucklemaker

**£32,000 pax / £395,000**

## LOCATION

The property is located at the corner of Mary Ann Street and St. Paul's Square a popular and attractive location for business and leisure between Birmingham's Jewellery Quarter and the city's commercial centre.

## DESCRIPTION

The cellar bar / restaurant is accessed from its entrance at the corner of Mary Ann Street and St Paul's Square opening to the attractive, brick arched seating and bar area with customer toilet facilities and commercial kitchen.

The restaurant has previously traded as Andersons and The Bucklemaker.

## ACCOMMODATION

Description	SQM	SQ FT
G/F Entrance	4.50	48
Basement Restaurant	182.40	1,963
Basement Kitchen	32.40	349
Basement Stores	32.40	283
<b>Total</b>	<b>245.60</b>	<b>2,643</b>



## RENT

Quoting rent is £32,000 per annum exclusive, payable quarterly in advance.

## LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

## PRICE

The long leasehold interest is available at the asking price of £395,000

## LONG LEASEHOLD INTEREST

The property is held by way of a 99 year ground lease with approximately 65 years remaining at the current ground rent of £1,050.00 per annum

## UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

## BUSINESS RATES

Rateable Value: £27,500

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

## EPC

C – 63

## VIEWING

Please contact either  
Richard Bache 0121 452 8350  
[richard.bache@pennycuick.co.uk](mailto:richard.bache@pennycuick.co.uk)

or Joint Agents Arkade Property

## SUBJECT TO CONTRACT

November 2020

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