

# Cafe Opportunity To Let



## Location

The Hub is situated less than 3 miles North of Birmingham City Centre and within easy access of the A34, A38 Aston Expressway and M6 Motorway. It is a well-established business location due to its easy road links and excellent public transport network. Witton train station is immediately opposite the park and provides a direct link to Birmingham New Street in 10 minutes.

## Description

The New Birmingham Wholesale Markets comprise a purpose built facility with a Market Hall of 20,100 sq metres (216,500 sq ft). In total 78 individual sales units with rear loading have been created with a central buyers walkway and produce display area. The Market sits on a site of 7.29 hectares (18 acres) and accommodates up to 450 cars in a staff/visitor parking area. The yard area is concreted and will operate as a one-way system. In addition an amenity block has been provided to accommodate 3 on-site retail/café facilities to serve the markets together with a Management Office and Toilets. The site is secure with security access and will be a totally managed environment.

## Rent

Offers in excess of £15,000 pa are invited exclusive of outgoings.

## Value Added Tax

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The properties have not been assessed for rating purposes.

## EPC

The property has an energy performance rating of B-43.

**Interchange Place, Edmund Street, Birmingham B3 2TA**

**Charlotte Fullard**

Lambert Smith Hampton

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## Accommodation

Floor area	Sq ft	Sq m
Total	1,237	114.9

## Terms

A new 15 year lease is being offered subject to RPI rental increases at the end of every 5th year of the term. The lease will be on an internal repairing basis, subject to the Service Charge.

## Service charge

The site will be fully managed with services provided by the Management Company. These services will include: Cleaning, Maintenance, Security, Health and Safety, Management etc. In addition, property insurance premiums will be charged.

## Additional information

The Wholesale Market is primarily a night-time operation serving the delivery and sales of wholesale fruit and veg/meat and fish/flowers. The opening hours of the cafe will have to coincide with the opening hours of the market.

## Legal costs

The incoming tenant will be responsible for the Landlords legal and surveyors costs in respect of this matter which will be payable on signing of the agreement. These costs will be based on 15% of the rent plus VAT.

## Viewing

Viewing strictly by prior appointment with the agents.

**Lambert  
Smith  
Hampton**

**0121 236 2066**  
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# Birmingham Wholesale Market, The Hub, Witton, Birmingham B6 7EU

