

FORMER HEALTH CLUB

BIRMINGHAM – Star City, Birmingham, B7 5SB

400,000 sq ft of leisure restaurant retail space, Over 10 Restaurants,
30 Screen Vue Cinema

**Mason
Partners**



LOCATION

The property is located 2 miles north east of Birmingham City Centre close to junction 6 of the M6.

ACCOMMODATION

The former health club comprises a ground floor with upper mezzanine area with the following net areas:

Ground Floor:	38,896 sq ft	3,613.6 sq m
Mezzanine:	13,321 sq ft	1,237.6 sq m
TOTAL:	52,217 sq ft	4,851.2 sq m

There are over 2,000 secure free car parking spaces.

TENURE

The premises are held on a lease expiring on 1 January 2026 at a current passing rent of £512,000 per annum. The next rent review date is 2 October 2020.

SERVICE CHARGE

£263,792 per annum.

INTEREST

My clients will consider offers on either assignment or underletting basis with incentives available subject to covenant and status.

The landlord may also consider splitting the unit for smaller potential requirements.

RATES

Rateable Value	£265,000
Rates Payable (per annum)	£130,645

Interested parties are advised to make their own enquiries with the local authority.

EPC

A certificate is available upon request.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

VIEWING

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Or Landlords Agent Mark Poyner, Brassier Freeth LLP 01923 205916
Or Richard Souber, DMR Property 0207 794 952

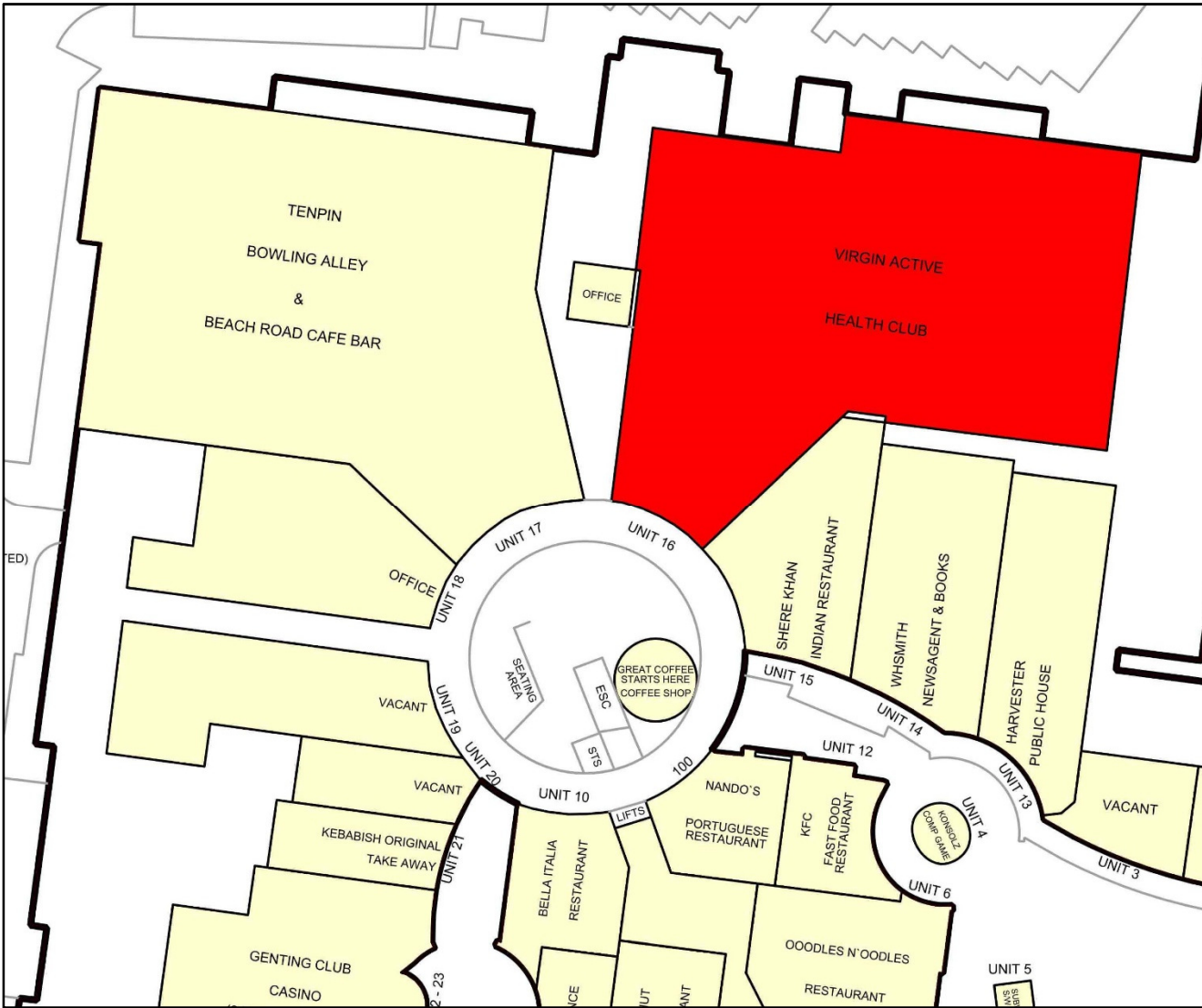
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