

BENEFICIAL BUILDING

28 Paradise Circus, Birmingham B1 2BJ

**BASEMENT
RETAIL/LEISURE
OPPORTUNITY**

5,330 SQ FT (495 SQ M)



KEY FEATURES

- City centre ground floor premises
- Proposed Class E consent
- Prominent corner location
- Immediate area subject to significant urban regeneration
- Birmingham to host Commonwealth games in 2022
- Available to let on new EFRI lease
- Open plan accommodation
- Situated below residential co living space
- Basement: 5,350 sq ft (495 sq m)
(can be extended to C.6,000 sq ft depending on requirement)
- Rent on application
- Nearby occupiers include Dishoom, Vinoteca, and the extensive range of high end retail and leisure amenities at the The Mailbox

LOCATION AND SITUATION

Situated on the prominent corner position of Paradise Circus and Suffolk Street Queensway; Beneficial Building sits adjacent the Paradise Development which is one of the biggest development projects Birmingham has seen for a generation and will bring a vibrant mixed use scheme to the city with commercial, retail, leisure and hotel space in addition to a greatly enhanced public realm.

PLANNING

The premises will benefit from Class E use within the Use Classes Order 1987 (as amended) on receipt of planning.

EPC

An EPC assessment will be carried out upon completion.

BUSINESS RATES

RV to be assessed upon completion.

TERMS

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed.

Rent on application.

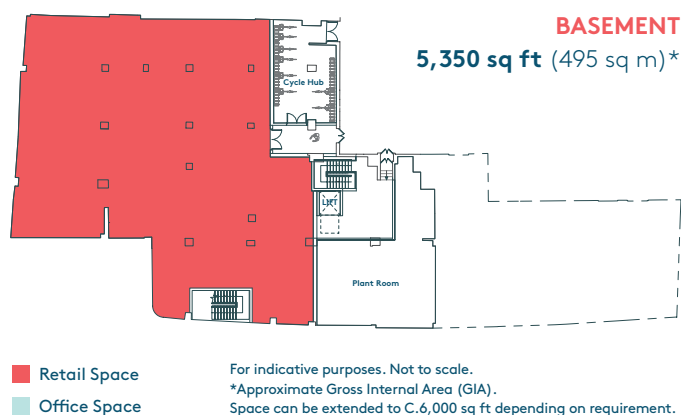
There will be a service charge contribution toward the common parts of the property.

LEGAL FEES

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of and are subject to VAT.



FURTHER INFORMATION

Please contact the joint agents:

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