

# For Sale

BY INSTRUCTION OF THE LPA RECEIVER

ZARA'S • 80 BROAD STREET, BIRMINGHAM, B15 1AU



- Prime City Centre Redevelopment opportunity
- Site extends to 0.4 acres (0.16 Ha) or thereabouts
- The existing building comprises a GIA of 13,277 sq. ft. ( 1,234 sq. m)
- Freehold Grade II listed former nightclub & Orthopaedic Hospital
- Offers invited for the Freehold interest with vacant possession



## LOCATION

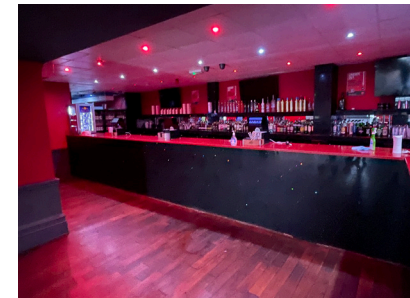
### 80 Broad Street

The property occupies a prominent location at the junction of Sheepcote Street and Broad Street, a long established leisure and night-time destination in Birmingham City Centre. The property lies approximately 0.75 miles west of the central business district and nearby occupiers include Walkabout, Wetherspoons and All Bar One, with Brindley Place being less than a two minute walk. Broad Street provides access to the A38, providing further access to Junction 6 of the M6 in the north, which is approximately 4 miles away, and access to Junction 1 of the M42 motorway, being 10 miles south of the property.

Broad Street is currently the subject of major extension works to the Metro line. The Birmingham Westside extension will bring Metro services from Grand Central to Centenary Square, Broad Street, Five Ways and Hagley Road.

The project will extend the Metro line along Broad Street to Hagley Road in Edgbaston (just west of Five Ways) thus creating a major increase in foot flow to the immediate area. Stops will serve Brindleyplace, Five Ways and the terminus on Hagley Road.

The majority of the city's major local and attractions are within walking distance from the subject property including The Bullring ( 20 minutes), The Mailbox ( 12 minutes), and Arena Central ( 7 minutes)







## DESCRIPTION

80 Broad Street comprises a detached three storey Grade II listed former nightclub which was historically built as The Royal Orthopaedic Hospital. The property extends to a total of 13,277 sq. ft ( 1,234 sq m) and is constructed of a mix of rendered and exposed brick elevations and singles glazed sash windows, all surmounted by a mix of mono pitched slate tiled roofs and flat felt roofs. The property benefits from access via both Broad Street and Sheepcote Street.

**Ground Floor** – Comprising a main nightclub and bar area extending to a GIA of 5,995 sq. ft. ( 557.2 sq m).

**First Floor** – Accessed via the main internal stair way or the entrance off Sheepcote Street, there is a former VIP area with individual booth seating split across two rooms, in addition to a large bar, security room, kitchen, beer cellar, toilets, staff rooms , and stores. There is also a further stairway providing access to the second floor.

**Second Floor** – Comprising a partially renovated two bedroom ‘managers’ flat.

**External** – There is a large terrace to the front of the property , with seating for approximately 150 people.

There is also a basement to the property , previously utilised as an office.

The property has been measured on a Gross Internal Area Basis, and provides the following:-

	Sq M	Sq. Ft
Basement	47.5	511
Ground Floor	557.2	5,995
First Floor	485.3	5,221
Second Floor	144.0	1,549
<b>Total</b>	<b>1,234</b>	<b>13,277</b>

## PLANNING

The site falls under the jurisdiction of Birmingham City Council and lies within the local 'growth area' as identified in the Birmingham Development Plan policy GA1. The site is considered suitable for a variety of uses , subject to obtaining the necessary consent(s) , and further enquires can be made direct to the planning authority on 0121 303 1115.

## TENURE

We understand the property is held on a Freehold basis.

## EPC

Available upon request.

## VAT

The property has not been elected for VAT.

## PROPOSAL

Offers are invited on an unconditional basis, for the Freehold title with vacant possession

## RATING

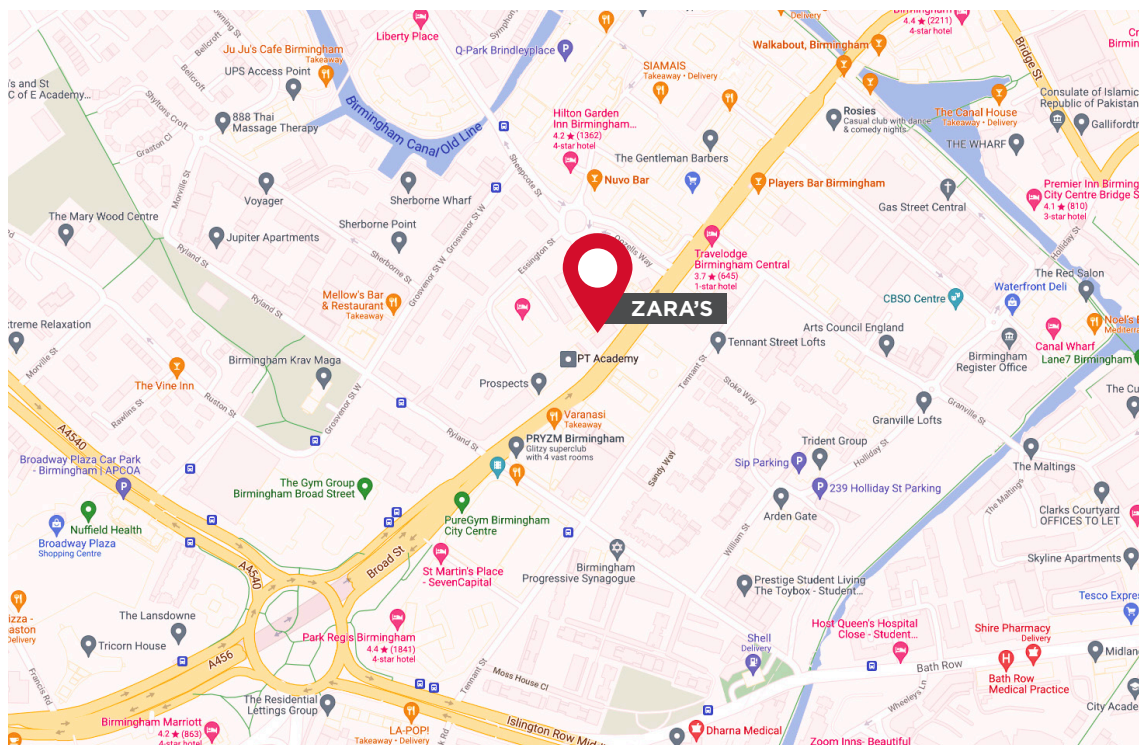
The property has a rateable value of £110,000.

## DATA ROOM AND FURTHER INFORMATION

Please contact the joint selling agents Bond Wolfe or Sanderson Weatherall for access to the data room and any additional information. On site viewings are strictly by prior appointment only.

## CONTACT

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**PRICE**  
**OFFERS INVITED**





Traditional values, modern solutions

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