

For Sale

11-12 Bennetts Hill, Birmingham, B2 5RS

A prominent city centre freehold mixed use investment opportunity

Highlights

- Prime city centre location in heart of retail, restaurant and office hub
- Two established ground floor and basement restaurants extending to 3,791 sq. ft. (352.32 sq m)
- Six upper floors of 29 apartments (sold off long leasehold)
- Fully let producing £99,992 per annum exclusive
- Further development potential
- Freehold

Offers based on £1,350,000



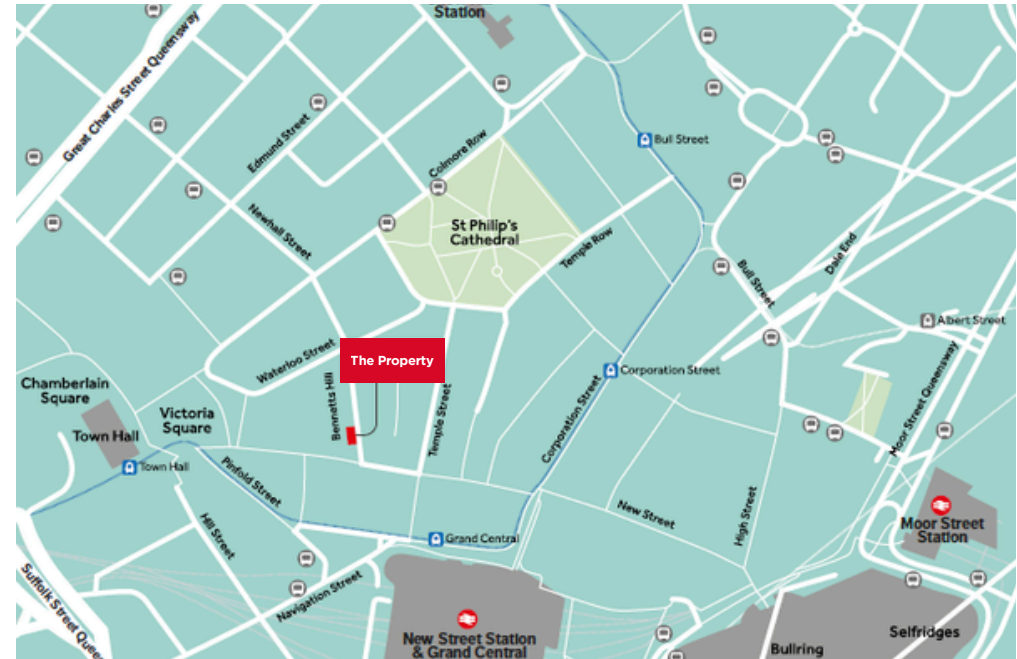
Location

The property occupies a highly prominent position on Bennetts Hill within the commercial core of Birmingham city centre, surrounded by an established mix of retail, restaurant and leisure occupiers.

Located at the foot of Bennetts Hill, New Street is one of the city's principal shopping destinations, whilst nearby Colmore Row (less than a minute's walk away) is widely regarded as Birmingham's premier business and office address.

The location benefits from exceptional connectivity, with extensive rail, metro and bus services all within easy reach. Birmingham New Street Station is approximately one minute's walk from the property, while Birmingham Snow Hill Station is accessible within around five minutes on foot.

In addition, the property enjoys substantial seasonal footfall generated by Birmingham's renowned Birmingham Frankfurt Christmas Market, one of the largest Christmas markets outside Europe, which attracts significant visitor numbers to the surrounding area each year.



Birmingham New Street
1 min walk

Birmingham Snow Hill
5 mins walk

Birmingham Moor Street
7 mins walk

Birmingham Curzon Street (HS2)
12 mins walk

Birmingham Airport
20 mins rail

London
1 hour 20 mins rail

Bristol
1 hour 25 mins rail

Manchester
1 hour 30 mins rail

Leeds
2 hours rail

Description

Positioned in the very heart of Birmingham city centre, just a short three-minute walk from Birmingham New Street Station, Burne Jones House presents a rare opportunity to acquire a landmark mixed-use freehold investment in one of the city's most vibrant and well-connected locations.

This striking Art Deco-style building combines character architecture with strong income-producing potential, comprising prominent ground and basement restaurant accommodation alongside six upper floors of residential apartments.

In addition, the property benefits from valuable rooftop development potential, with space suitable for the creation of a further premium penthouse apartment.

The commercial accommodation is occupied by established leisure operators including Insomnia Cookies, the popular bakery chain, together with Fat Hippo gourmet burger restaurant at ground floor level.

Above, the property comprises 29 refurbished apartments, all sold on long leaseholds and generating individual ground rent income streams.

Further enhancing the asset is the opportunity to create an impressive rooftop penthouse apartment extending to approximately 1,030 sq ft, offering exceptional potential for value enhancement in this prime city centre setting.



Accommodation

| Property | Demise | Area Sq Ft (Sq m) | Use |
|----------|------------|-------------------|-------------|
| 11 | Ground | 1,101 (102.29) | Restaurant |
| 12 | Ground | 1,237 (114.92) | Restaurant |
| 12 | Basement | 1,453 (135) | Restaurant |
| 11-12 | Floors 1-6 | | Residential |
| TOTAL | | 3,791 (352.32) | |

Tenancy Schedule

| Demise | Tenant | Lease Start | Lease Expiry | Passing Rent PA | Rent review | Break clause | Comments |
|------------------|------------------------------|----------------|------------------|-----------------|---|--------------------------------------|--|
| 11 Bennetts Hill | Fat Hippo Restraunts Limited | 3 May 2022 | 2 May 2037 | £36,000 | 5 yearly upward only to market value | None | Lease guaranteed by Fat Hippo Newcastle Limited (Co No 08767717) and Fat Hippo 7 Limited (Co No: 12193368) |
| 12 Bennetts Hill | Insomnia Cookies | 25 March 2021 | 24 March 2036 | £54,670 | 5 and 10 yearly to uncapped CPI increases | 5th and 10 th anniversary | |
| Residential | Multiple | 1 January 2018 | 31 December 2168 | £9,322 | 5 yearly | £50,000 | |
| TOTAL | | | | £99,992 | | | |

Rents are payable quarterly in advance. Both commercial leases are fully repairing and insuring by way of service charge. All the apartment leases are 150 years from 1st January 2018 at an initial ground rent of £250 pa which after the January 2023 rent review increased to £323.99pa (payable on 1st January each year) each reviewable 5 yearly (except apartment 42 which is 10 yearly) to the RPI index. The total ground rent income is £9,321.72 pa.

Tenant Profiles

Fat Hippo Restaurants Limited is a privately owned UK restaurant operator specialising in premium gourmet burgers and casual dining. Founded in 2010 in Newcastle upon Tyne, the business has expanded nationally with restaurants across major UK cities including Birmingham, Leeds, Manchester, Liverpool, Cardiff, Glasgow and Edinburgh.

Insomnia Cookies was founded in the United States in 2003, and is a fast-growing premium dessert retailer specialising in freshly baked cookies, ice cream and late-night delivery. The brand has built a strong international following through its distinctive operating model, combining high-quality products with extended trading hours and a digitally led customer experience. Their UK presence extends to London, Birmingham, Manchester, Leeds and Bristol.



The accommodation coloured yellow in the basement which is not demised and could be let to increase income. This totals 387 sq ft (35.95 sq m).



Further Information

EPC

11 Bennetts Hill - Rating C (valid until 25 April 2032).
12 Bennetts Hill - Rating B (valid until 17 November 2034).

Rateable Value

11 Bennetts Hill - £29,250 (1 April 2026 - present).
12 Bennetts Hill - £57,500 (1 April 2026 - present).

Price

£1,350,00 is sought for the Freehold interest, equating to a net initial yield of 7%, after usual purchaser's costs.

Under section 5 of the Landlord & Tenant Act 1987, the residential long lessees have the right of first refusal and have two months from service of notice to match an accepted offer. During this period the purchaser is to carry out their due diligence such that exchange and completion can occur at expiry of this period.

Service Charge

A variable service charge is levied towards the management and maintenance of the common parts. The upper floor residential tenants contribute to a service charge for the maintenance of the structure of the whole building and reimburse the insurance premium paid by the landlord.

Tenure

Freehold, subject to the existing tenancies.

VAT

The property is elected for VAT and it is anticipated that the transaction will be effected by way of a TOGC.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing or request further information, please contact:

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