

**Lot 21, Unit 2, 78 St Mary's Row, Moseley, Birmingham,**

**West Midlands B13 9EF**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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### Property Information

#### Long Let Restaurant Investment

- Let to Hamza Catering Limited t/a Kobe Sizzler Steakhouse with Guarantor until August 2044 (subject to option)
- Comprises Restaurant Accommodation
- Approximately 350.34 sq m (3,771 sq ft)
- Prominent Position in Popular and Affluent Birmingham Suburb
- Neighbouring Occupiers Include Marks & Spencer Foodhall, Costa Coffee, Tesco Express, Barclays, Subway and Oxfam

**Lot** 21  
**Auction** 16th July 2026

**Rent** £80,000 per Annum Exclusive  
**Status** Available

**Sector** Restaurant  
**Auction Venue** Live Streamed Auction

#### Location

**Miles** 3 miles south of Birmingham City Centre, 8 miles south-west of Solihull, 18 miles west of Coventry  
**Roads** A435, A4040, A38, M42, M6  
**Rail** Moseley Village Railway Station, Birmingham New Street  
**Air** Birmingham Airport

#### Situation

Moseley is an affluent and attractive residential suburb situated some 3 miles south of Birmingham City Centre.

The property is situated on South Side of St Mary's Row close to its junction with Oxford Road. Neighbouring occupiers include Costa Coffee, Marks & Spencer Foodhall, Tesco Express, Barclays, Subway and Oxfam, together with numerous cafés, restaurants and local businesses serving the surrounding residential population.

#### Tenure

Virtual Freehold. Held for a term of 999 years, a fixed rent of £1 per annum exclusive.

#### EPC

Band A

#### Description

The property comprises a substantial ground floor restaurant unit forming part of a larger mixed-use building. The property benefits from extensive frontage to St Mary's Row and forms part of an established parade of commercial occupiers.

#### VAT

VAT is applicable to this lot.

#### Note

Units 3a,3b and 3c Oxford Road are being offered for sale as Lot 18, 13 and 12.

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## Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
Ground	Restaurant/Ancillary	350.34	(3,771)	HAMZA CATERING LIMITED t/a Kobe Sizzler Steakhouse (CRN 11870712) Guaranteed by ARISTOCRATE DISTRIBUTORS LIMITED (CRN 01974725)	25 years from 19/08/2019 (2)	£80,000	18/08/2029 and 5 yearly (18/08/2044)
<b>Total Approximate Commercial Floor Area</b>		<b>350.34(1)</b>	<b>(3,771)</b>			<b>£80,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The lease provides for a Tenant option to determine the lease on 18/08/2034 upon serving not less than 6 months written notice.

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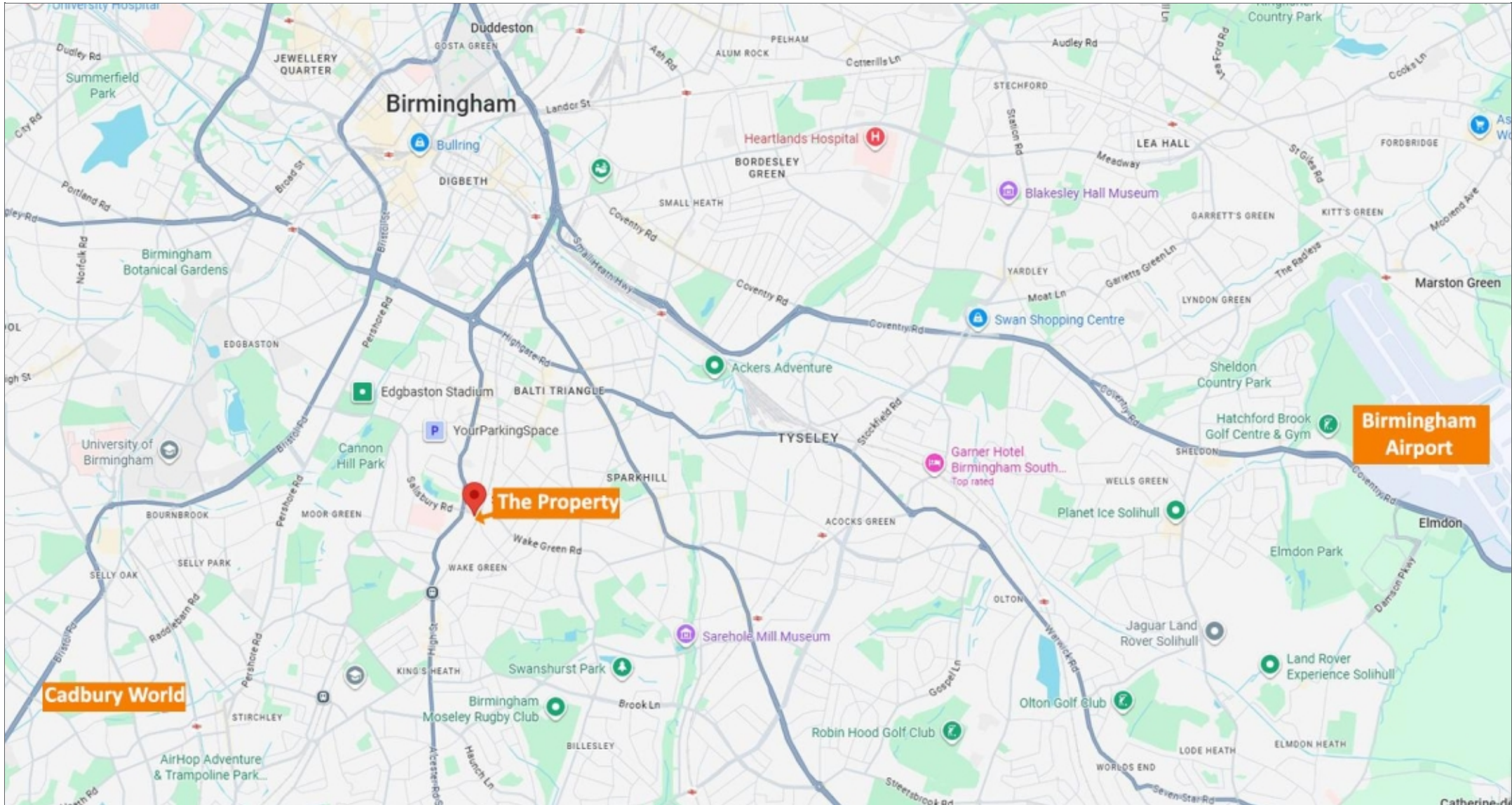
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## Contacts

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### Seller's Solicitors

#### In House Solicitor

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