

# lot 51

## 126 Colmore Row Birmingham, West Midlands B3 3AP

Rent  
£103,520 per  
annum  
exclusive with  
4,526 sq ft  
Vacant  
Possession

### City Centre Restaurant and Office Investment

- Ground floor let to The Restaurant Group (UK) Limited t/a Chung Ying Central Chinese Restaurant
- Eight self-contained office units on upper floors
- Attractive period building in prime city centre location
- Nearby occupiers include Eversheds LLP, Mills & Reeve LLP, Ask, Starbucks, Caffè Nero and Wagamama

On behalf of  
Receivers



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**Location**

Roads: M5, M6, M42  
Rail: Birmingham New Street Station  
Air: Birmingham Airport

**Situation**

Birmingham is the administrative centre of the West Midlands and is located at the heart of the national motorway network. The property is situated at the eastern end of Colmore Row at its junction with Victoria Square which leads to Waterloo Street and New Street in the heart of the city centre. Surrounding office occupiers include Savills, Eversheds LLP and Mills & Reeve LLP. There are a number of nearby restaurants and bars including Ask, Starbucks, JD Wetherspoon, Caffè Nero and Wagamama. Other nearby attractions include Birmingham and Waterhall Museum & Art Gallery.

**Description**

The property comprises a prominent and attractive period building with restaurant and ancillary space over ground and basement and eight self-contained office units arranged over first to fifth floors.

**Tenure**

Long Leasehold. Held from Birmingham City Council for a term of 125 years from 14th December 1980 until 13th December 2105 at a rent of £200 per annum, doubling every 25 years.

**VAT**

VAT is applicable to this lot. Please refer to special conditions.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Restaurant/Ancillary	161.7 sq m (1,741 sq ft)	<b>THE RESTAURANT GROUP (UK) LTD (1)</b>	25 years from 20/06/1997	£60,000	20/06/2017 (19/06/2022)
Basement	Restaurant/Ancillary	68.5 sq m (737 sq ft)				
First (front)	Office	84.1 sq m (905 sq ft)	<b>WALKER CRIPS STOCKBROKERS LTD (2)</b>	5 years from 27/09/2013	£21,500	(26/09/2018)
First (rear)	Office	64.8 sq m (698 sq ft)	<b>VACANT POSSESSION</b>			
Second (front)	Office	102.0 sq m (1,098 sq ft)	<b>VACANT POSSESSION</b>			
Second (rear)	Office	36.1 sq m (389 sq ft)	<b>VACANT POSSESSION</b>			
Third (front)	Office	101.3 sq m (1,090 sq ft)	<b>VACANT POSSESSION</b>			
Third (rear)	Office	39.8 sq m (428 sq ft)	<b>VACANT POSSESSION</b>			
Fourth	Office	100.8 sq m (1,085 sq ft)	<b>CS2 LIMITED (3)</b>	5 years from 18/10/2012 (4)	£22,020	(17/10/2017)
Fifth	Office	76.5 sq m (823 sq ft)	<b>VACANT POSSESSION</b>			
<b>Total</b>		<b>835.6 sq m 8,994 sq ft</b>			<b>£103,520</b>	

- (1) For the year ending 28th December 2014, The Restaurant Group (UK) Ltd reported a turnover of £483,722,000, pre-tax profits of £73,487,000 and a total net worth of £98,199,000. (Source: Experian Group 19/04/2016). The Restaurant Group (UK) Ltd are a subsidiary of The Restaurant Group Plc which operates over 500 restaurants and pubs in the UK. Their brands include Frankie & Benny's, Chiquito, Garfunkels and Joe's Kitchen (Source: http://www.trgplc.com 19/04/2016).
- (2) For the year ending 31st March 2015, Walker Crisp Stockbrokers Limited reported a turnover of £20,925,000, pre-tax profits of £1,029,000 and a total net worth of £6,955,000. (Source: Experian Group 19/04/2016).
- (3) Established in 1999, CS2 provide a comprehensive range of building, surveying, project management and cost consultancy services across all sectors. (Source: https://cs2.co.uk 19/04/2016)
- (4) CS2 also occupy a small storage area in the basement.

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