

RESTAURANT



RESTAURANT

LEASE AVAILABLE

16, WATERLOO STREET, BIRMINGHAM, B2 5UG

GROUND FLOOR: 122.54 SQ M (1,319 SQ FT) + BASEMENT

**** CONFIDENTIALLY AVAILABLE ****

LOCATION

Situated in Birmingham city centre, fronting Waterloo Street close to its junction with Victoria Square and New Street, immediately adjoining Adams Restaurant, whilst opposite Purecraft Bar & Kitchen.

Other occupiers nearby include Dirty Martini, Cosy Club and Theatrix

DESCRIPTION

The restaurant has been recently fully re-fitted with air conditioning throughout and comprises 54 covers on ground floor and 26 covers outside by way of separate licence. All furniture, lighting and fully fitted kitchen and bar areas with bottle fridges, coffee machines, sound systems & CCTV throughout.

ACCOMMODATION

The net internal floor areas are:

Ground floor restaurant:	122.54 sq m	(1,319sq ft)
Basement storage:	75.06 sq m	(808 sq ft)

Plans are available on request.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

Cellan Richards

0117 403 9990 | 0117 922 1222
Cellan.richards@carterjonas.co.uk

Stuart Williams

| 0117 922 1222
Stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter
Jonas**

LEASE

A reversionary, effectively fully repairing and insuring lease, by way of service charge, expires January 2028.

RENT

£59,470 per annum exclusive.

PREMIUM

Positive offers are invited for the existing fixtures and fittings.

PLANNING

It is understood that the premises benefit from an E Class planning consent to include retail, offices, cafe/restaurant and some medical uses amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £35,000 (1st April 2026)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

EPC

A certificate rated E (109) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

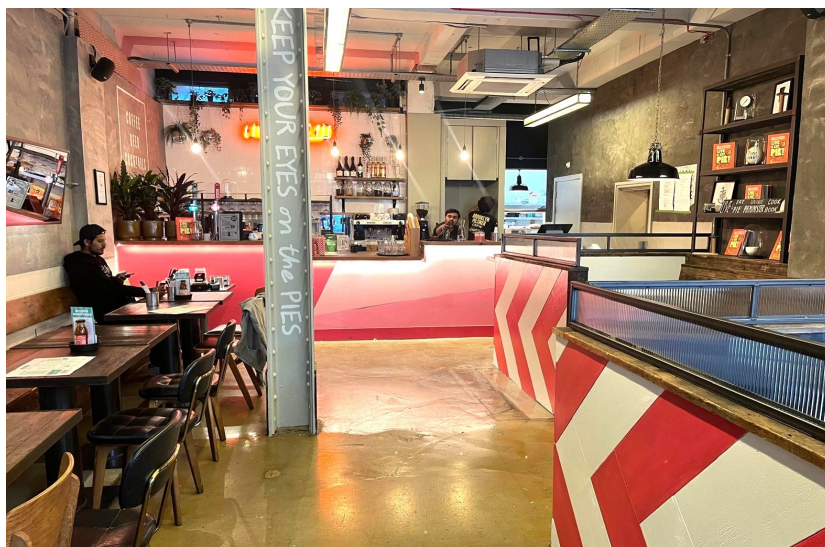
VIEWING & FURTHER INFORMATION

NO direct approach to be made to staff with any inspections to be arranged through this office by contacting:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT

September 2026

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



© Crown Copyright and database rights 2026 OS AC0000829429