



# BENNETTS HILL

BIRMINGHAM



PRIME CITY CENTRE INVESTMENT SALE // 9,866 Sq Ft

36 Bennetts Hill · Birmingham · B2 5SN



# A FULLY LET INVESTMENT SALE LOCATED IN THE HEART OF BIRMINGHAM'S CITY CENTRE

## INVESTMENT SUMMARY

- Freehold Sale
- Fully let investment
- Located on Bennetts Hill, the heart of Birmingham's City Centre
- Refurbished and Modern Offices
- 9,866 Sq Ft (NIA)
- Potential to develop upwards and increase overall sq ft
- Net Initial Yield of 5.25%
- Capital Value of £405 psf
- Lift access for the offices

Offers in excess of  
**£4,000,000**

Net Initial Yield  
**5.25%**

Capital Value  
**£405 psf**



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## LOCATION

# SITUATED IN THE HEART OF BIRMINGHAM'S COLMORE BUSINESS DISTRICT

36 Bennetts Hill is a fully refurbished boutique office building that seamlessly blends elegant architecture with contemporary design.

The building's prime location at the junction of Bennetts Hill and Waterloo Street offers an enviable business address within Birmingham's cosmopolitan Business District. A variety of chain and independent coffee shops, elegant bars, and restaurants encircle the building, with the Bullring, Grand Central, and the Mailbox all within a short walk. Picturesque St. Philip's Square is also just moments away, providing a tranquil oasis amidst the bustling city.

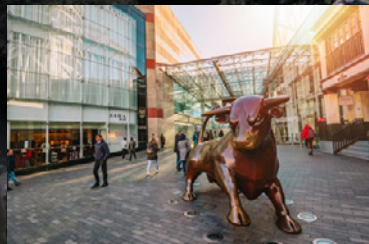
Commuting to 36 Bennetts Hill is convenient, with New Street (0.5 miles), Snow Hill (0.3 miles), and Moor Street train station (0.6 miles) all within easy reach, as well as several Midland Metro stops and cross-city bus connections.

### Connectivity

New Street	0.5 miles
Snow Hill	0.3 miles
Moor Street	0.6 miles



Birmingham's economic landscape is marked by robust employment growth, a thriving mix of traditional and emerging sectors, and a strong entrepreneurial spirit.





## DESCRIPTION

### FULLY FITTED CONTEMPORARY CONFIGURED FLEXIBLE WORK ZONES

36 Bennetts Hill is a fully let investment sale with 6 well-established tenants with a combined yearly income of £241,130 PA. This corner site has had extensive refurbishment undertaken on the 1st to 4th floor offices and lobby with each floor being self-contained with w/c's on each floor. The lower basement is used for storage and the ground floor tenants occupy the majority of the basement square footage.

The property features a bright and stylish entrance, complemented by modern lighting. Each self-contained floor boasts exposed-brick fireplaces, large period windows that flood the space with natural light, air conditioning, perimeter wall trunking, and LED lighting.

A fully fitted suite is also available, styled with contemporary furniture configured into flexible working zones, collaborative co-working areas, meeting space, and a modern kitchen, providing occupiers with a 'walk-in and work' solution.



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## EXTENSIVELY REFURBISHED OFFICE SPACE SET ACROSS 4 SELF CONTAINED FLOORS



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## TENANCY SCHEDULE

Area	Tenant	Lease (years)	Term (Start Date)	Term (End Date)	Break (Date)	Net Rent	V.A.T	Gross Rent
Part Ground Floor	Monty's Deli Sandwich Bars Ltd	10	20/11/2024	19/11/2034	20/11/2030	£50,000	£10,000	£60,000
Part Ground and Basement	Kall Kwik	10	07/07/2016	06/30/2026		£25,500	£5,100	£30,600
First Floor	FIRA	5	11/17/2024	05/16/2028	05/17/2026	£39,713	£7,942	£47,655
Second Floor and Part Basement	Brookwood Recruitment	5	07/03/2023	07/02/2028	07/03/2026	£38,368	£7,673	£46,041
Third Floor	Marshalls Mono Limited	4	04/10/2024	10/04/2028	11/04/2026	£37,549	£37,549	£45,058
Fourth Floor	J. Murphy & Sons Limited	5	04/07/2024	03/07/2029	04/07/2027	£50,000	£7,509	£60,000
						<b>£241,130</b>	<b>£48,226</b>	<b>£289,356</b>

## TENANCY RATING

Tenant	Creditsafe Score	Credit Limit
Monty's Deli Sandwich Bars Ltd	A - 80	£115,000
Kall Kwik	B - 62	£4,000
FIRA	A - 75	£135,000
Brookwood Recruitment	B - 53	£34,750
Marshalls Mono Limited	A - 100	£7,400,000
J. Murphy & Sons Limited	A - 100	£48,900,000



# OFFICE MARKET ACTIVITY (BIRMINGHAM)

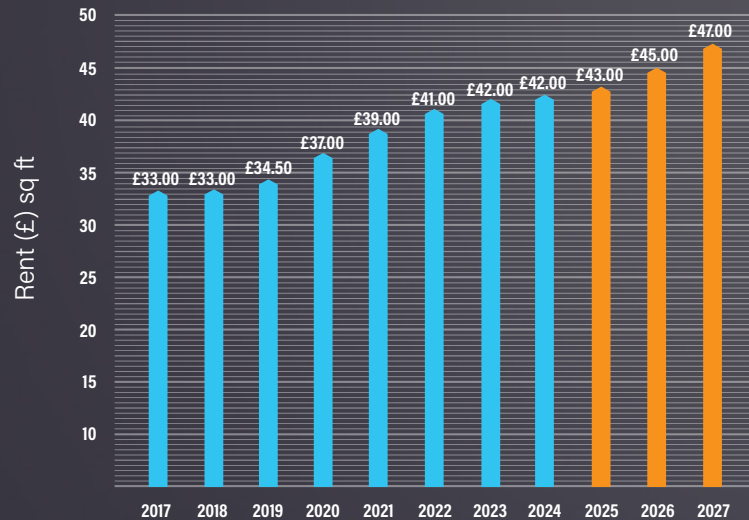
## HEADLINE LETTINGS TRANSACTIONS

	Area Let (sq ft)	Rent (£psf)	Date	Term (years)
22-30 Church Street, B3 2NP	1,090	£41.28	09/23	15
2-12 Corporation St, B2 4RN	2,155	£32.48	08/23	10
Southside Building, 27-43 Hurst St, B5 4BD	2,398	£21.50	04/23	05
The Mailbox, 7 Commercial St, B1 1RS	2,410	£27.39	11/22	01
92-98 Colmore Row B3 3BD	2,492	£37.15	10/21	20

## HEADLINE INVESTMENT TRANSACTIONS

	Area (sq ft)	Date	Price (£psf)	NIY (%)	% of Area Leased (at purchase)
21 Bennetts Hill, B2 5QP	20,574	12/23	£252.75	9.17%	79%
York House, 38 Great Charles St Queensway, B3 3JY	22,175	08/23	£171.36	4.93%	50%
Portman House, 5-7 Temple Row West, B2 5NY	6,200	01/23	£225.81	4.21%	82.4%
36 Great Charles Street Queensway, B3 3JY	25,535	01/23	£145.00	7.41%	71.4%
Cavendish House, 39 Waterloo Street, B2 5PP	28,146	12/22	£216.73	7.84%	88.2%

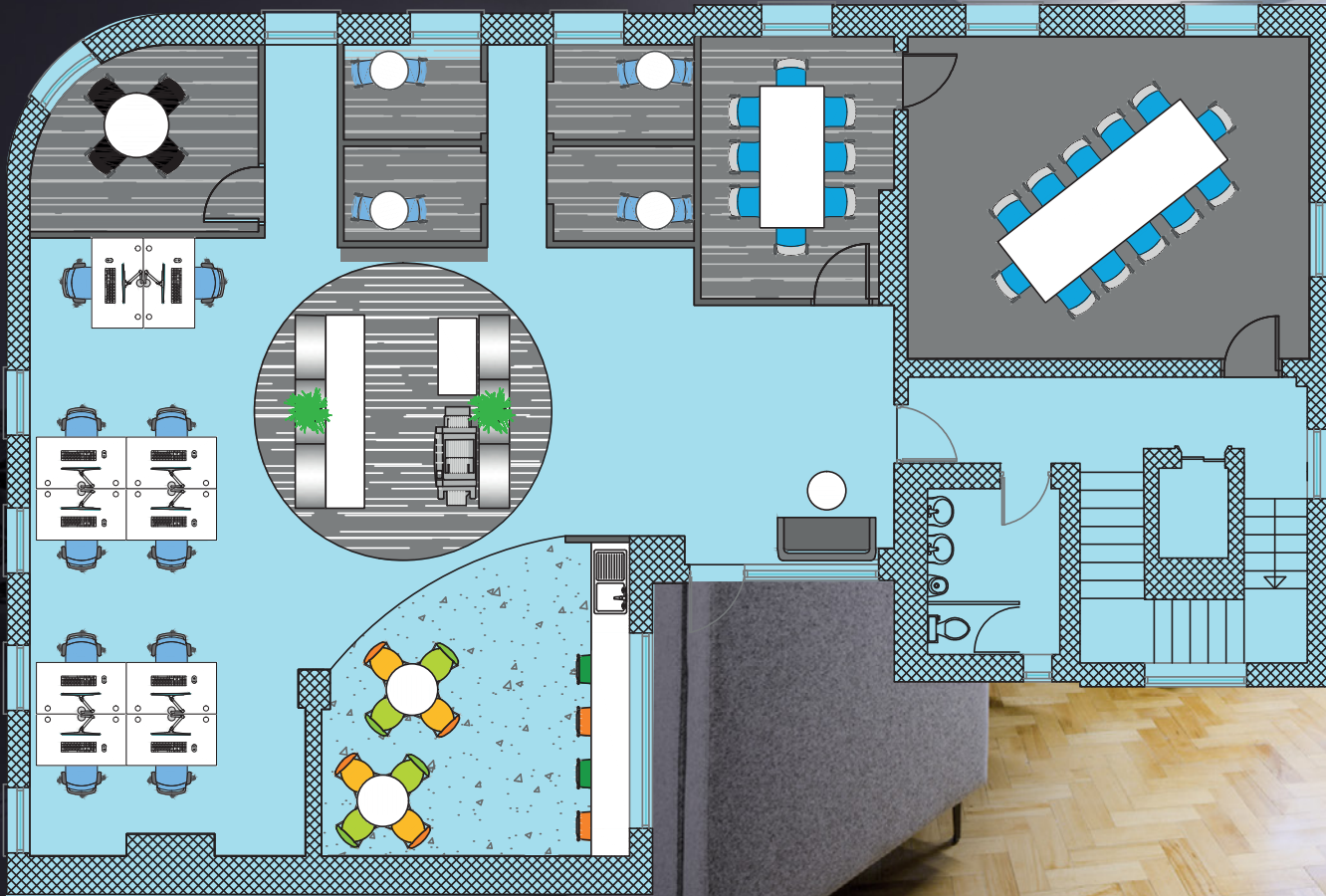
## OFFICE RENTS



Prime Rent (Birmingham)  
Forecasted Prime Rent (Birmingham)



# ACCOMMODATION



Indicative floorplan illustration for 1st floor

## FLOOR AREAS (GIA)

Floor	sq ft	sq m
Unit 34	1,378	128.02
Unit 36	1,237	114.92
1st Floor	1,765	163.97
2nd Floor	1,744	162.02
3rd Floor	1,871	173.82
4th Floor	1,871	173.82
<b>Total</b>	<b>9,866</b>	<b>916.57</b>



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## FURTHER INFORMATION

### EPC

The property has EPC ratings of the following:

Ground Floor	E - 116
1st Floor	C - 57
2nd Floor	C - 57
3rd Floor	C - 57
4th Floor	C - 70

Copies of the certificates can be provided upon request.

### CAPITAL ALLOWANCES

We understand that any available capital allowances will be retained by the vendor.

### TENURE

Sale of the freehold title  
MM132974

### VAT

The property is elected for VAT and it is anticipated the transaction will be treated as a transfer of going concern (TOGC).

### ANTI MONEY LAUNDERING

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase.



### VIEWING

By appointment through the sole agent.



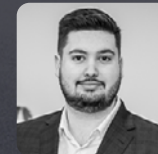
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