

# SHEPHERD COMMERCIAL

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**FOR SALE BY PRIVATE TREATY  
FREEHOLD INVESTMENT PREMISES  
PRODUCING £22,500 PER ANNUM  
INCREASING TO £25,000 PER ANNUM IN 2021**



*being*  
**MAHARAJA RESTAURANT  
23 – 25 HURST STREET  
BIRMINGHAM  
B5 4AS**

- ❖ **Freehold**
- ❖ **Well established tenant**
- ❖ **15 year lease – from November 2018  
expiring November 2033**

**PURCHASE PRICE  
OFFERS ARE INVITED BASED ON  
£395,000 FOR THE BENEFIT OF THE  
FREEHOLD INTEREST**

***LOCATION:***

The premises are located within a prominent position on the corner of Hurst Street and Thorpe Street, within the Horsefair district of Birmingham, in close proximity to the City Centre. The area locally is known as the Chinese Quarter and is a major social entertainment area of the City, comprising a significant number of restaurants, public houses, clubs and theatres.

Hurst Street runs directly off Smallbrook Queensway, which forms part of the City Centre Ring Road and runs adjacent to the Queensway, which is the outer portion of the City Ring Road.

***DESCRIPTION:***

The property comprise a four storey building of brick construction, surmounted by a pitched slate roof and constructed approximately in 1900. The property has the benefit of frontages to both Hurst Street and Thorpe Street and the accommodation provides for a restaurant to both the ground floor and basement and three upper floors, providing kitchens, stores and living accommodation.

The premises have traded as a restaurant for at least the last 40 years as a well known and respected restaurant trading as the Maharaja.

Briefly the property comprises to the main restaurant to the ground floor, having timber framed display windows to Hurst Street, suspended floor, bar servery, spot lighting, vented air conditioning and has some 34 covers.

The second restaurant is located within the basement, having a solid floor, vented air conditioning and bar servery. This area has some 26 covers.

To the first floor there is a kitchen and preparation rooms, whilst on the second floor there is an office and three stock rooms and on the third floor three bedrooms for staff.

***ACCOMMODATION:***

**Ground Floor**

Restaurant

W.C.

Basement restaurant            378 sq ft

W.C.'s x 2

**First Floor**

Kitchen

Cold store/preparation room

**Second Floor**

Room 1

Room 2

Shower/W.C.

Room 3

Office

**Third Floor**

Bedroom 1  
Bedroom 2  
Shower/W.C.  
Bedroom 3  
Stock room

**TENURE:**

The premises are held freehold and are subject to an occupational lease under the following Heads.

**Lease Date**

12 November 2018

**Lease Term**

15 years from 12 November 2018 expiring 11 November 2033

**Rent**

12 November 2018 – 11 November 2020 – rent of £22,500 per annum  
12 November 2020 – 11 November 2021 – rent of £23,500 per annum  
12 November 2021 – 11 November 2023 – rent of £25,000 per annum  
12 November 2023 – for the next 5 years until review

The lease held on a full repairing and insuring basis.

**SERVICES:**

We understand all mains services are connected to the property

**PURCHASE PRICE:**

Offers are invited based on £395,000 for the freehold interest

**VAT:**

Prices quoted are exclusive of VAT where applicable.

**VIEWING:**

Strictly by appointment with the Agents.

Shepherd Commercial - 01564 778890

Or via email to;

[enquiries@shepcom.com](mailto:enquiries@shepcom.com)

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

E-mail: [enquiries@shepcom.com](mailto:enquiries@shepcom.com)

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