

LOCATION

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destination.

DESCRIPTION

The property is located fronting New Street, adjacent to Victoria Square, and Birmingham Council House in Birmingham City Centre. Located close to the new Paradise Development, and Colmore Row. Nearby occupiers include - **Wagamama, Byron Burgers, Wildwood, Greggs, West Bromwich Building Society, Eat and Pieminister.**

ACCOMMODATION

The premises comprise of the following approximate floor area:

Ground Floor Sales: 256.31m² 2,759 sq ft

TENURE

The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£135,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge of £2,290 plus vat.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE

£142,000

(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

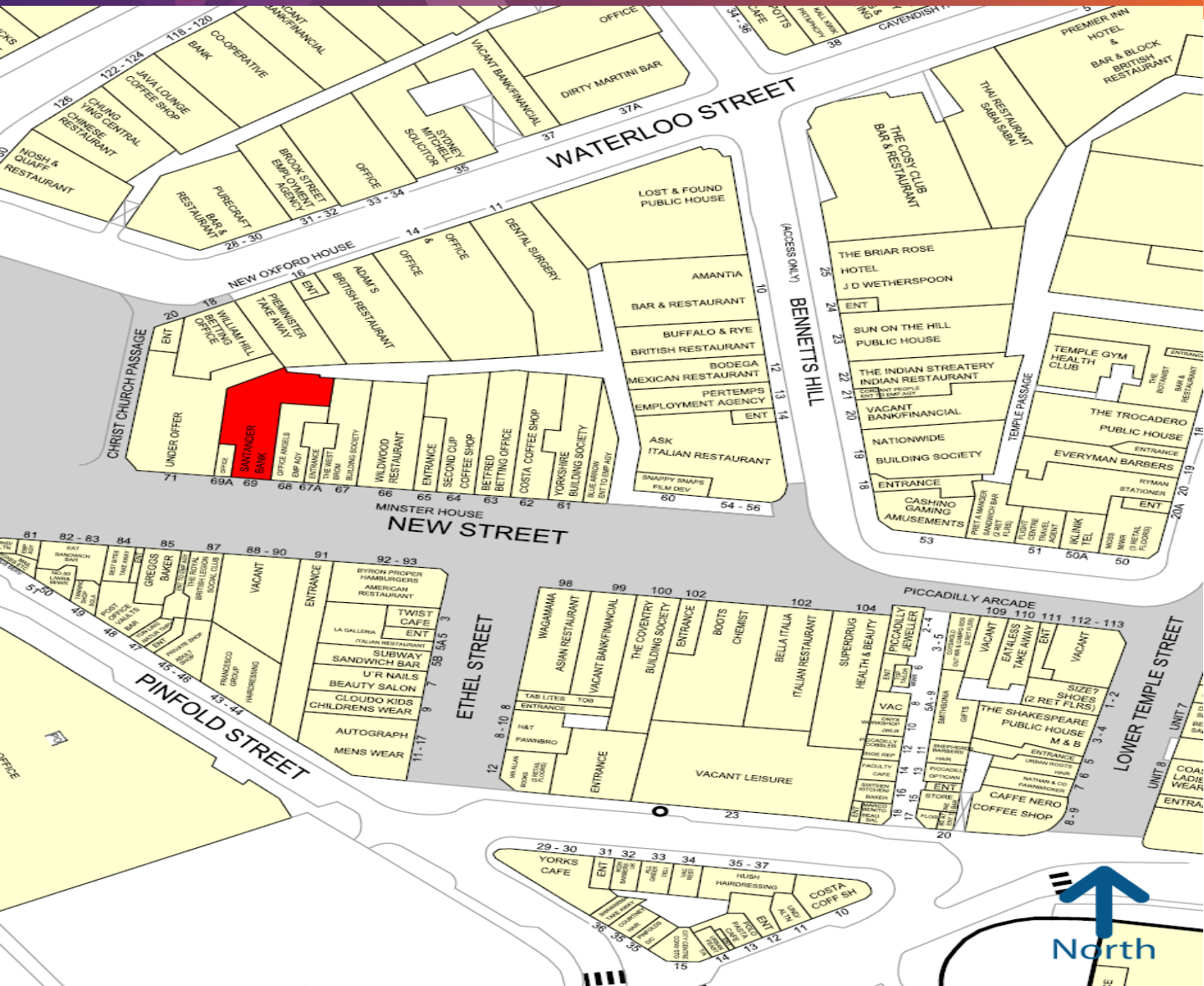
Ed Purcell / Scott Robertson - 0121 400 0407

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

Details correct at the time of print June 2018

PRIME RETAIL/LEISURE TO LET SUBJECT TO VACANT POSSESSION

69 New Street,
Birmingham, B2 4DU



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