

PRIME SHOP TO LET OPPOSITE APPLE & GRAND CENTRAL

42a New Street, Birmingham, B2 4LN



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 its self as the UK's dominant retailing and leisure destination.

DESCRIPTION

This attractive Grade II listed property is located on New Street adjacent to **Muji** and **Tesco Express** and opposite **Apple** and **Grand Central Shopping Centre**. Retailers located in the immediate vicinity includes **Oasis**, **Tesco Metro**, **Charles Tyrwhitt**, **Starbucks**, **Jack Wills** and **Watches of Switzerland**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales:	97.82m²	1,053 sq ft
Mezzanine Sales:	93.83m²	1,010 sq ft

TENURE

The premises are to be made available by way of a new effective full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

EPC

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

RENT

£125,000 per annum exclusive of rates, service charge and 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	£96,500
(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 Joint Retained Agents

Ed Purcell / Scott Robertson - 0121 400 0407

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

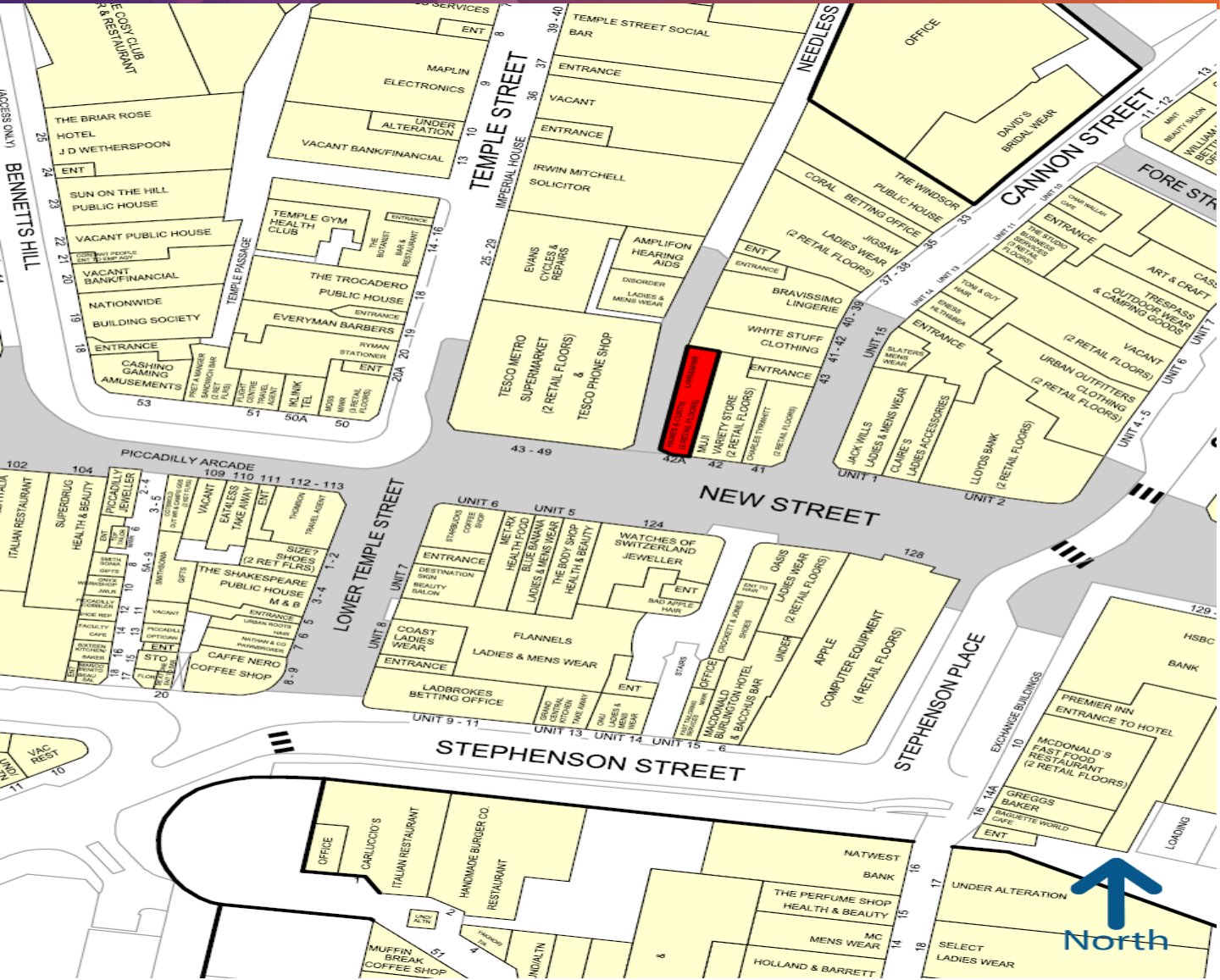
Details correct at the time of print December 2017


CREATIVE RETAIL
PROPERTY CONSULTANTS

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