

# PRIME BIRMINGHAM BUSINESS DISTRICT RETAIL UNIT TO LET

104 Colmore Row, Birmingham, B3 3AG



## 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 within Birmingham central business district, fronting Colmore Row. Adjacent to Victoria Square, and Birmingham Council House, this unit sits opposite the new 103 Colmore Row office tower. Nearby occupiers include **Purnells Bistro, Adams, Java Lounge, Pure Craft, Pret, Starbucks.**

## ACCOMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor Sales: 192.02m<sup>2</sup> 2,067 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

Energy Performance Asset Rating of the premises currently falls within category C (67).

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

## RENT

**£75,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

TBC.

## RATEABLE VALUE

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

**RATEABLE VALUE (2017 Assessment) £35,000**

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

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

Details correct at the time of print October 2018

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