

# SHOP TO LET

**\*\* SUBJECT TO VACANT POSSESSION \*\***

Unit 23-24, Great Western Arcade,  
Birmingham, B2 5HU



## 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 destinations.

## DESCRIPTION

The property is located within the attractive Victorian Great Western Arcade within the heart of Birmingham's Central Business District. Occupiers within the shopping arcade include - **Loki Wine, Designer Exchange, Pen Shop, Jaeger Outlet, The Whisky Shop.**

## ACCOMMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>91.23m<sup>2</sup></b>	<b>982 sq ft</b>
<b>First Floor Sales/Ancillary:</b>	<b>77.94m<sup>2</sup></b>	<b>839 sq ft</b>

## 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 (66).

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

## RENT

**£55,000** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

There is an annual service charge of £17,697 plus VAT.

## RATEABLE VALUE

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

<b>RATEABLE VALUE</b>	<b>£34,500</b>
<b>(2017 Assessment)</b>	

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.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents

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

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