

LEISURE/RETAIL UNIT TO LET

Unit 4 Park Regis, Five Ways,
Birmingham, B15 1DT



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 unit is located fronting Broad Street adjacent to Fiveways Roundabout within the inner ring road of Birmingham City Centre. Nearby retailers include - **Pure Gym, The Gym, Five Guys, Odeon, Cineworld, Nandos** and **Broadway Plaza**.

This is a well established restaurant and leisure area of Birmingham City Centre.

ACCOMMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	229.93m²	2,475 sq ft
First Floor:	230.95m²	2,486 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

£30,000 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 (2017 Assessment)

£TBC

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 Sole Retained Agents

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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