

SHOP TO LET/PROMINENT CORNER UNIT

Unit 12 Park Regis, Islington Row
Middleway, Birmingham, B15 1LA



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 Islington Row Middleway, A4540 adjacent to Fiveways Roundabout within the inner ring road of Birmingham City Centre. Nearby retailers include - **Premier Convenience Store, Coral, Barbers, Pure Gym & The Gym**. This is a well established restaurant and leisure area of Birmingham City Centre.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: **2,981 sq ft** **277 sq m**

TENURE

The property is available by way of a new FRI lease for a term of years to be agreed.

EPC

A copy of the energy performance certificate is available on request.

VAT

The property is registered for VAT.

RENT

£35,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge of £1,500.

RATEABLE VALUE (2017 Assessment)

To be assessed

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 to be responsible for their own legal costs.

VIEWINGS

For further information or to arrange a viewing, please contact:

CREATIVE RETAIL

Ed Purcell

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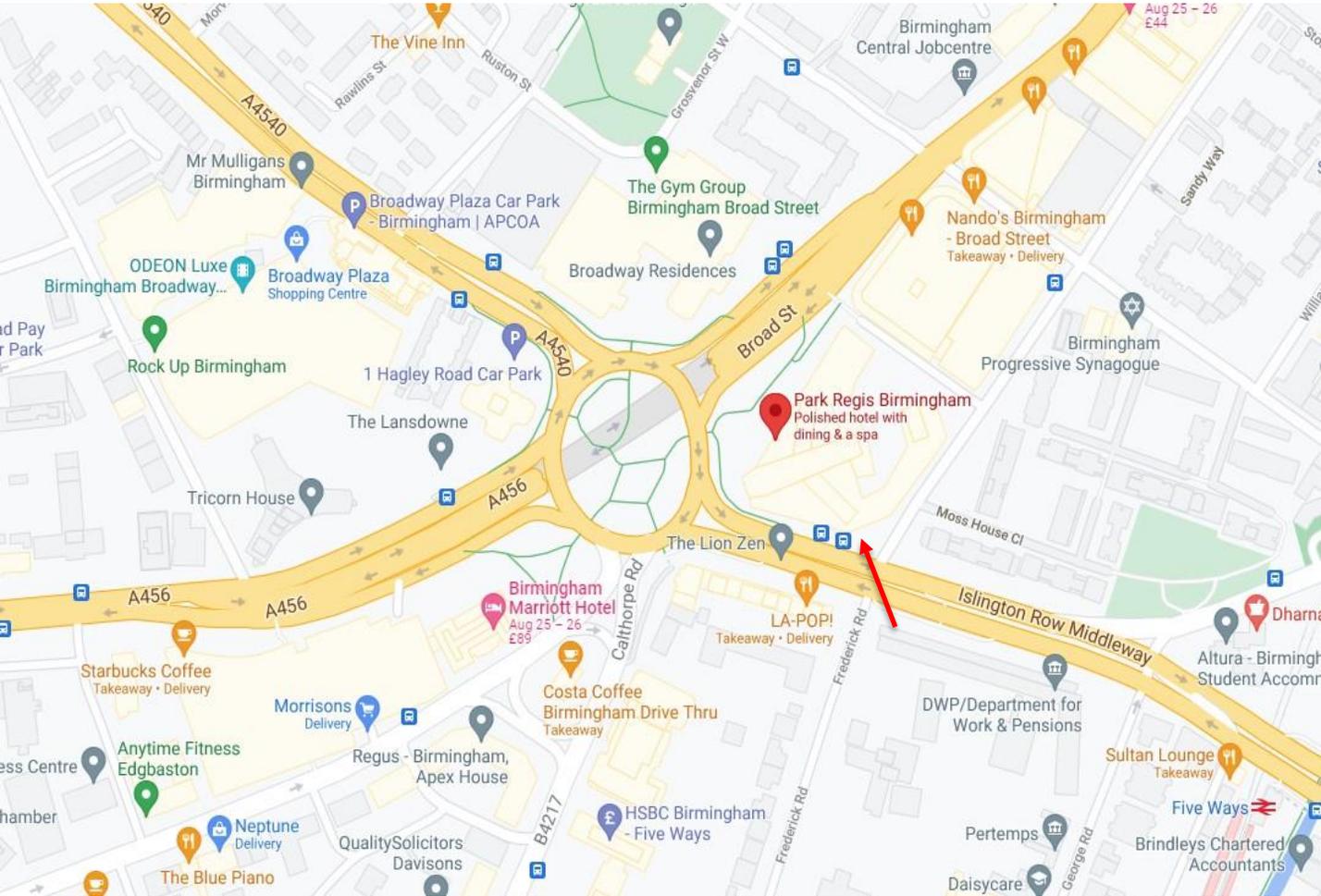
SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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