

# **PRIME RETAIL/LEISURE TO LET**

69 New Street  
Birmingham, B2 4DU



### **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 UKs dominant retailing and leisure destination.

### **DESCRIPTION**

The property is located fronting New Street, adjacent to Victoria Square, and Birmingham Council House in Birmingham City Centre. Located close to the new Paradise Development, and Colmore Row. Nearby occupiers include - **Wagamama, Byron Burgers, Wildwood, Greggs, West Bromwich Building Society, Eat and Pieminister.**

### **ACCOMODATION**

The premises comprise of the following approximate floor area:

**Ground Floor Sales:     256.31m<sup>2</sup>     2,759 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**

**£135,000** per annum exclusive of rates, service charge and VAT

### **SERVICE CHARGE**

There is an annual service charge of £2,290 plus 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                                     £142,000**  
**(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 Sole Retained Agents

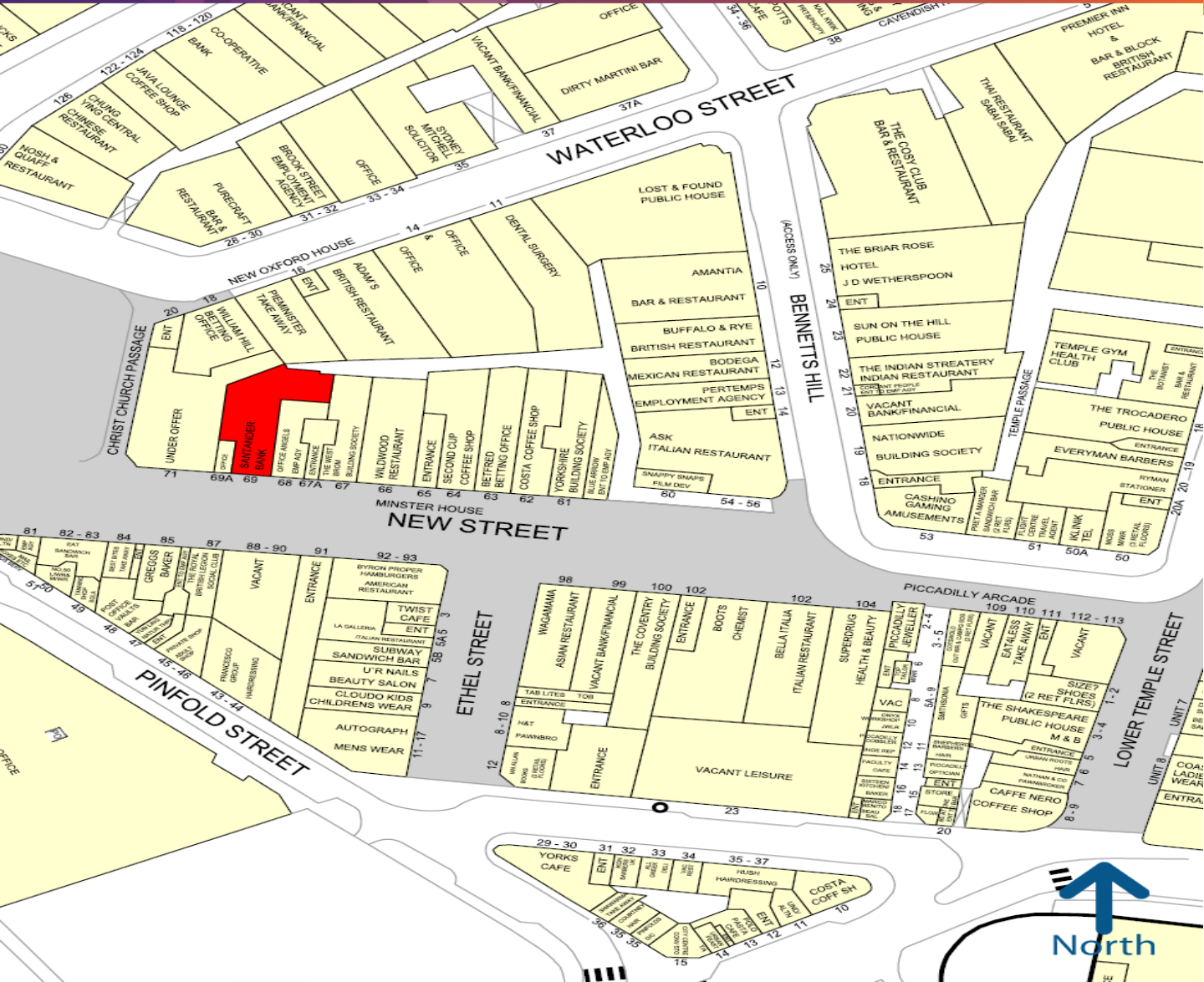
Ed Purcell / Scott Robertson - 0121 400 0407

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

Details correct at the time of print June 2018

# PRIME RETAIL/LEISURE TO LET

69 New Street,  
Birmingham, B2 4DU



- CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:
- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
  - II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
  - IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell  
Tel: 0121 400 0407  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

Scott Robertson  
Tel: 0121 400 0407  
Email: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)