

TO LET

28/29 Essex Street, Birmingham,
B5 4TR



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 subject property is located on Essex fronting the A38 Bristol Road, an arterial route into and out of Birmingham City Centre. Situated on the periphery of China Town, the unit benefits from the increased number of residential developments which are being completed. Nearby occupiers include – **The Hippodrome Theatre, The Arcadian Shopping Centre, Vanguard Supermarket, Bank of China, the 02 Academy.**

ACCOMODATION

The premises comprise of the following approximate floor area:

Basement	87.42 sq. m	941.02 sq. ft
Ground Floor	105.88 sq. m	1,139.69 sq. ft
Mezzanine	30.14 sq. m	324.4 sq. ft
First Floor	47.64 sq. m	512.8 sq. ft
TOTAL AREA	271.08 sq. m	2,917.91 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£30,000 per annum exclusive for the ground floor and basement.

£45,000 per annum exclusive for the whole building.

RATEABLE VALUE

Business rates to be assessed.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

