

SHOP TO LET

Unit 6, 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 destination.

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, Habaneros, Bread Collection** and **The Pineapple Club**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	345 sq ft	32.05m ²
Basement area:	243 sq ft	22.58m ²

Tenure

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed, subject to 3 yearly upward only rent reviews.

EPC

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

RENT

£19,750 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annum service charge of £6,535.22 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 £14,500

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.

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

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For more information, please contact:

Ed Purcell
Tel: 07793 808974
Email: ed@creative-retail.co.uk

Scott Robertson
Tel: 07831 856 733
Email: scott@creative-retail.co.uk

Richard Bidwell
Tel: 0121 262 6540
Email: rbidwell@bwdretail.co.uk