

TO LET

11 Brindley Place, Birmingham,
B1 2LP



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 destinations.

DESCRIPTION

The subject property sits within 11 Brindley Place, a 12-storey office development in the heart of Brindley Place. The estate is a large mixed use canal side office, residential, leisure and F&B development in Birmingham City Centre.

This ground floor and mezzanine property is located opposite **The Hilton Hotel**, and **Brindley Place Car Park**. Other nearby retailers include **Pret a Manger**, **Piccolinos**, **Bank**, **Zizzi**, **The Sea Life Centre**, and **Lego Discovery Centre**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	105.2 sq. m.	1,132 sq. ft.
Mezzanine:	81.6 sq. m.	878 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.

EPC

A copy of the EPC is available upon request.

RENT

£37,500 per annum exclusive of rates, service charge and VAT.

INSURANCE

The insurance is current set at **£681.44** per annum (exclusive of VAT).

SERVICE CHARGE

There is an annual service charge of **£7,837.22** plus VAT.

RATEABLE VALUE

Rateable Value - **£55,500**

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.

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 Sole Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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