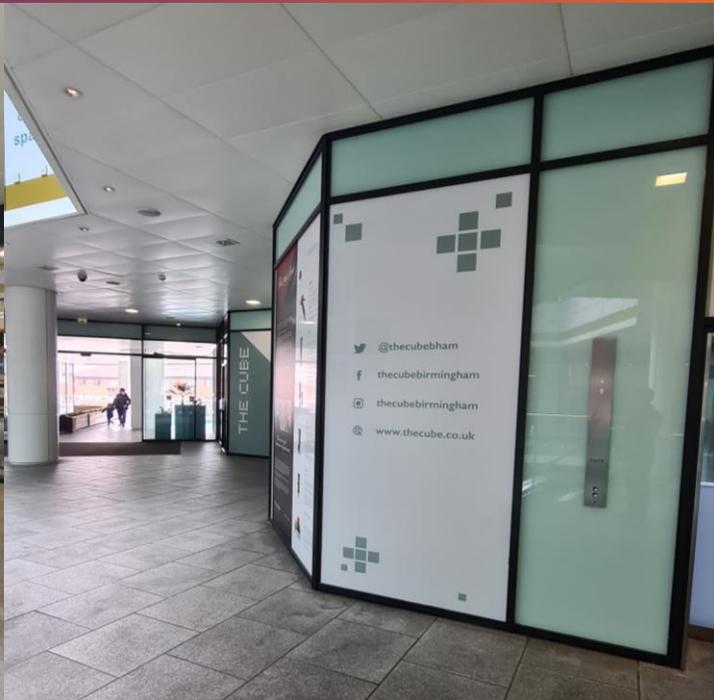


TO LET

Kiosk, The Cube, Birmingham,
B1 1RN



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

This small kiosk sits within The Cube, an iconic 23 storey mixed-use development in the heart of Birmingham City Centre.

The property is accessed via the reception of Hotel Indigo and fronts onto the main atrium core of The Cube development.

Nearby occupiers include – **Lane 7, Marco Pierre White, Shogun Sushi and Rodizio Rico.**

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 13.93 sq m 150 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

£15,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£1,000** plus VAT.

BUSINESS RATES

We are advised that this property benefits from small business rates relief. All parties should make further enquires with the Valuation Office Agency.

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

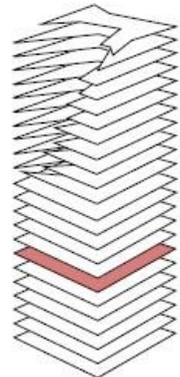
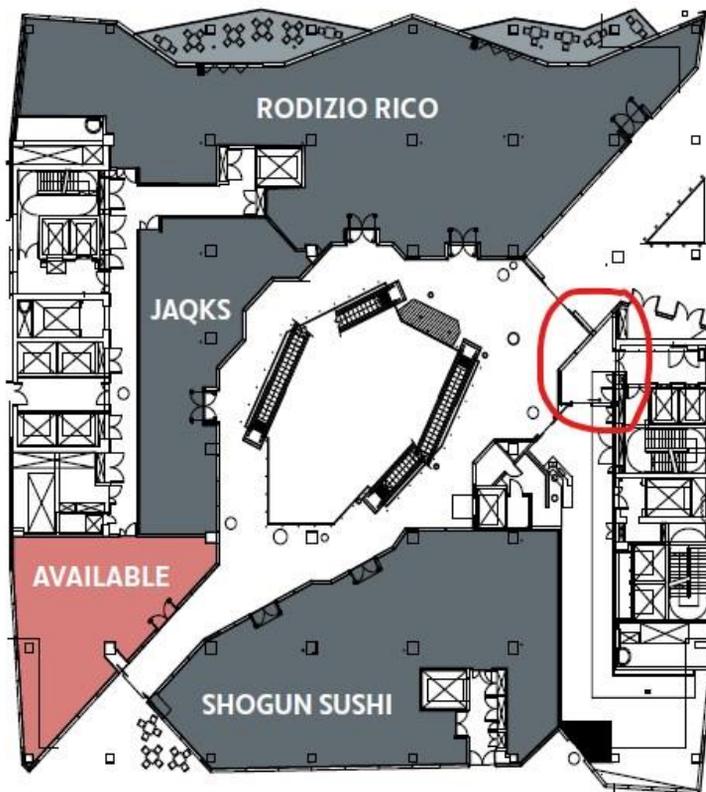
PROPERTY CONSULTANTS

TO LET

Kiosk, The Cube, Birmingham,
B1 1RN

LEVEL 7.

1,425 sq ft



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:

Scott Robertson
Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

Ed Purcell
Tel: 0121 400 0407

Email: ed@creative-retail.co.uk