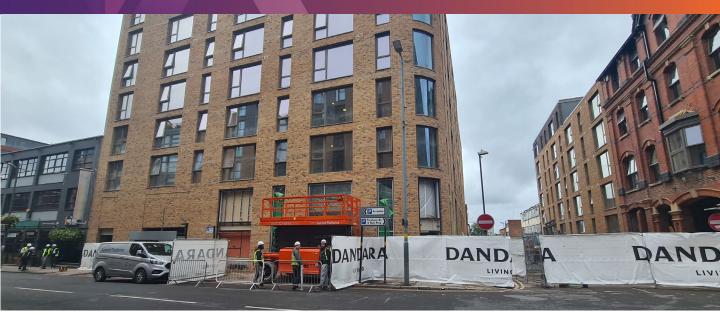
Class A1-A4, B1 dilu D2

# **Commercial Unit To Let**

Unity and Armouries, 133 Bromsgrove Street, Birmingham, B5 6RG



#### LOCATION

Unity and Armouries is a private residential development located in the heart of Birmingham's Gay Village in the City Centre. The site is accessed off Bristol Street (A38) and is a short 10-minute walk to Birmingham New Street Station and the Bull Ring.

Unity and Armouries offers 162 one, two, and three bedroom apartments alongside co-working spaces, lounges and outdoor spaces for relaxation and socialising.

#### **ACCOMODATION**

The commercial property is a ground floor unit with a mezzanine area, as follows –

**Ground Floor:** 116.96 sq. m 1,259 sq. ft **Mezzanine:** 130.53 sq. m 1,405 sq. ft

This property occupies a prominent corner location fronting onto Hurst Street, it will be provided with a shop front installed, and capped off utility services.

#### **TENURE**

The premises are available by way of new effective full repairing and insuring leases subject to an annual service charge.

#### **EPC**

An EPC will be provided on build completion.

### **SERVICE CHARGE**

TBC.

#### PENT

Price on Application.

#### **BUSINESS RATES**

The rates are to be assessed on build completion.

#### **PLANNING**

The property benefits from Class A1-A4, B1 and D2.

#### **VAT**

All prices are quoted are exclusive of VAT. VAT if applicable will be charged at the prevailing rate.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in this transaction.

#### **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**

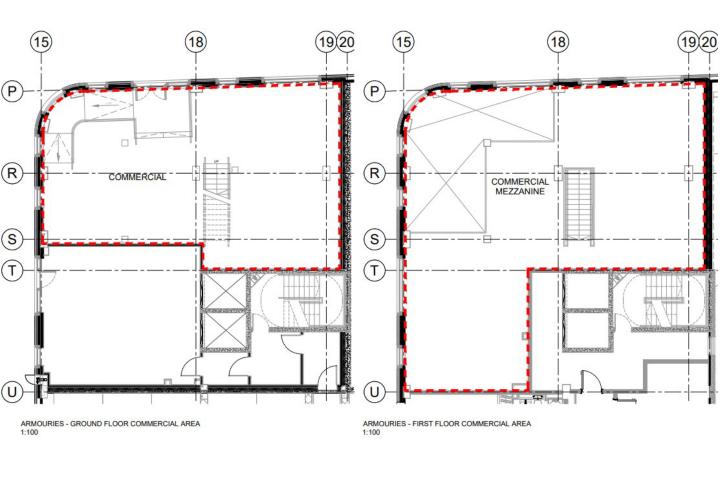
Strictly by appointment with the Sole Retained Agents.

### **SUBJECT TO CONTRACT**



# **Commercial Unit To Let**

Unity and Armouries, 133 Bromsgrove Street, Birmingham, B5 6RG



DEMARCATION OF COMMERCIAL AREAS

CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- 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.
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- 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

#### Birmingham, B5 6RG Hollows Travelodge Birmingham Central Bull Ring The Arcadian ibis Birmingham 3.9 (1847) New Street Station 3-star hotel Birmingham Hippodrome 4.0 (2030 3-star hote The Forum National Trust -Hippodrome parking Birmingham Back to... Arcadian Car Park Houses reflecting life from 1840 to 1977 gham Southside Apartments Crazy gate 狂门串串香 O2 Academy 红馆 The Palace Essex Birmingham Timber Yard Hotpot Birmingham Bromsgrove S Nightingale Club Mango Night Club Irving St Manaleak.com Birmingham Nisbets Catering Tabletop Gaming Centre Equipment... Sleeves and Catering supplier gaming accessories The Fox Depot Climbing ibis budget Birmingham The Duke of ningham Centre Wellington Hotel & Bar 3.6 (2705) 2-star hotel Kent street parking Quarter Horse Coffee Rohdea Health and Wellness Club Aura lounge birmingham google FeelGood Bedding

**Commercial Unit To Let** 

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133 Bromsgrove Street,

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