

# 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 –

<b>Ground Floor:</b>	116.96 sq. m	1,259 sq. ft
<b>Mezzanine:</b>	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.

## RENT

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.

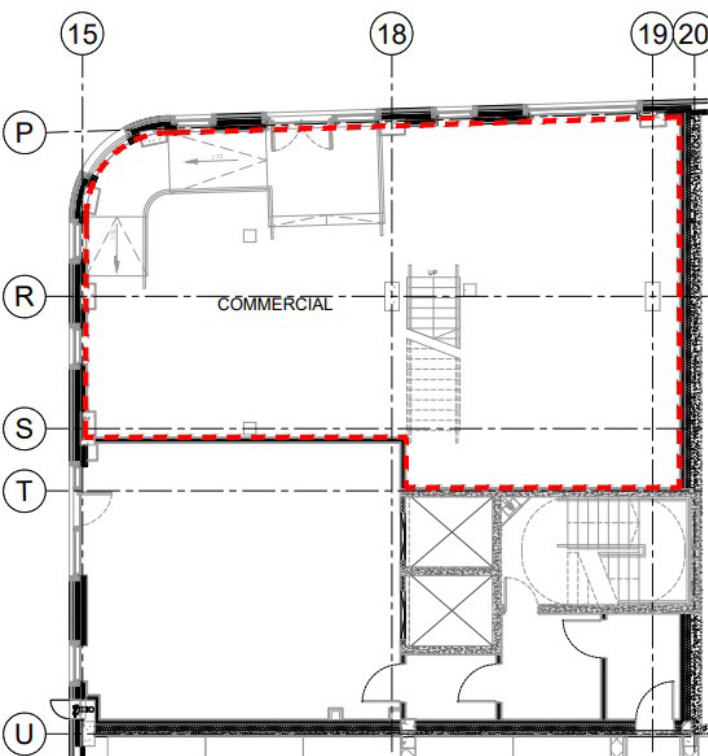
## VIEWINGS

Strictly by appointment with the Sole Retained Agents.

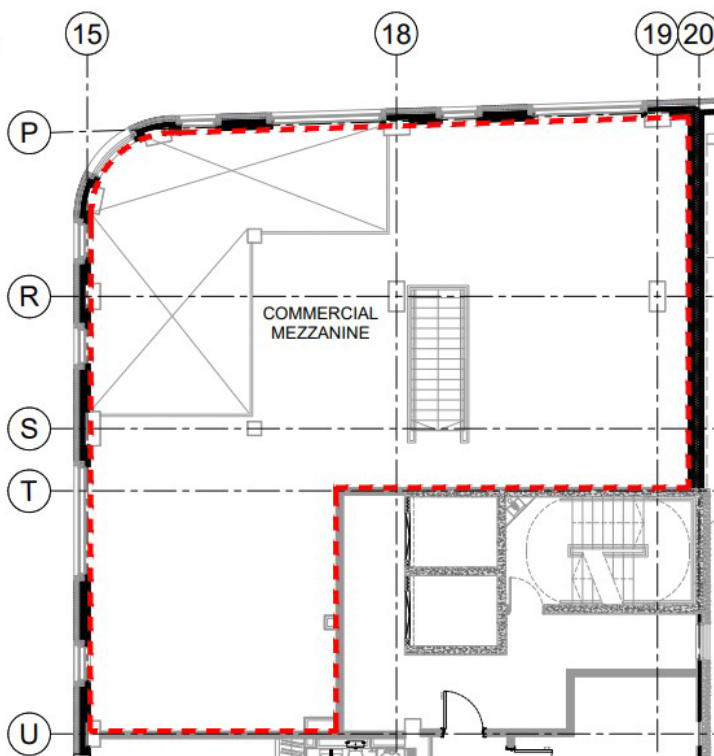
## SUBJECT TO CONTRACT

# Commercial Unit To Let

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



ARMOURIES - GROUND FLOOR COMMERCIAL AREA  
1:100



ARMOURIES - FIRST FLOOR COMMERCIAL AREA  
1:100

#### LEGEND

--- DEMARCATION OF COMMERCIAL AREAS

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:

Ed Purcell

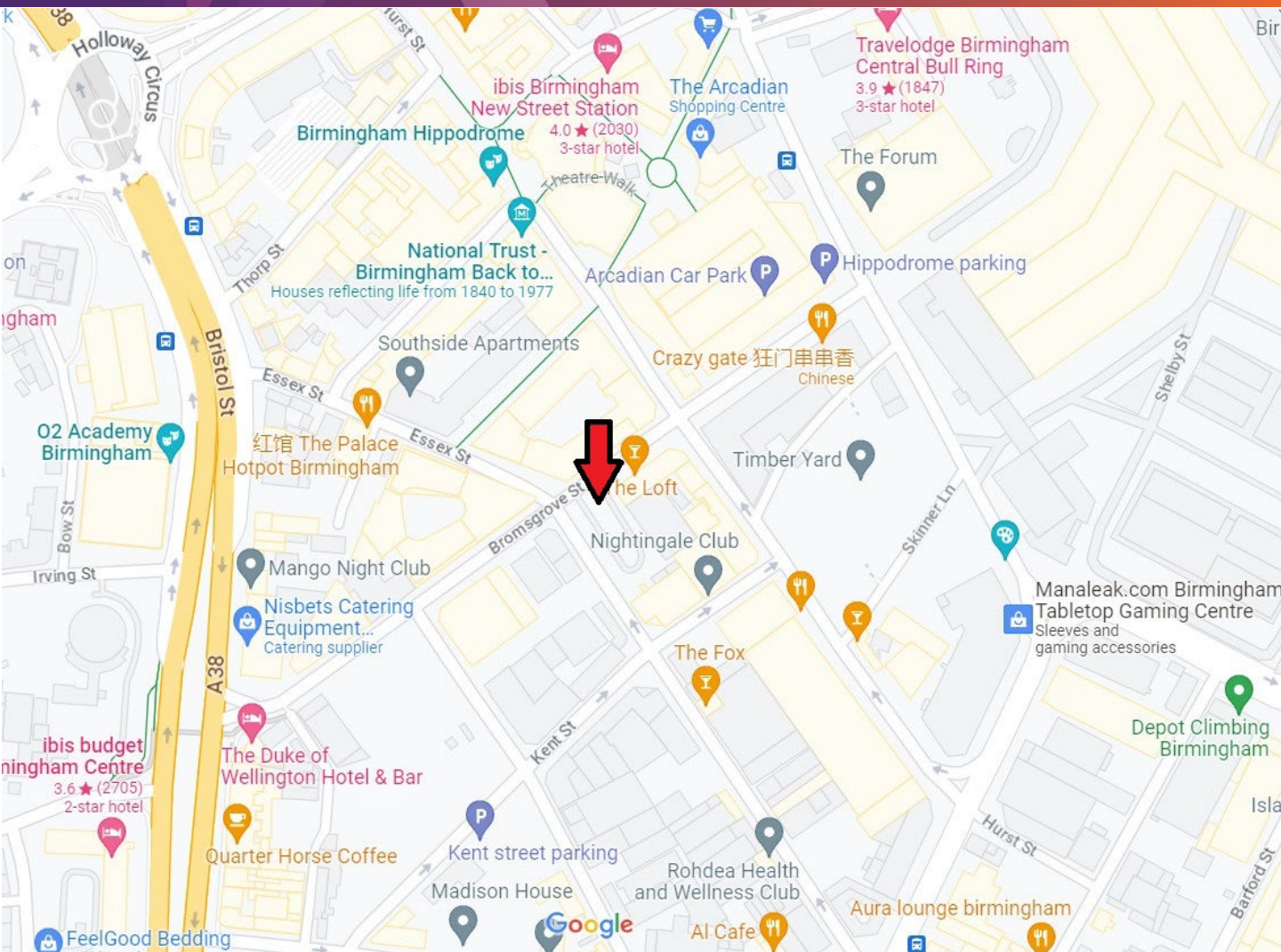
Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)



# Commercial Unit To Let

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



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:

Ed Purcell

Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)