

# TO LET

36 Paradise Street,  
Birmingham, B1 2AF



## 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 subject property is located fronting the new Paradise development, close to the Town Hall and Victoria Square.

## ACCOMODATION

The premises comprise of the following approximate floor area:

|                      |             |              |
|----------------------|-------------|--------------|
| <b>Ground Floor:</b> | 221.9 sq. m | 2,388 sq. ft |
| <b>Lower Ground:</b> | 125.3 sq. m | 1,349 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

**£39,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

**£10,000** per annum.

## RATEABLE VALUE

Rateable Value - **£29,000**

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

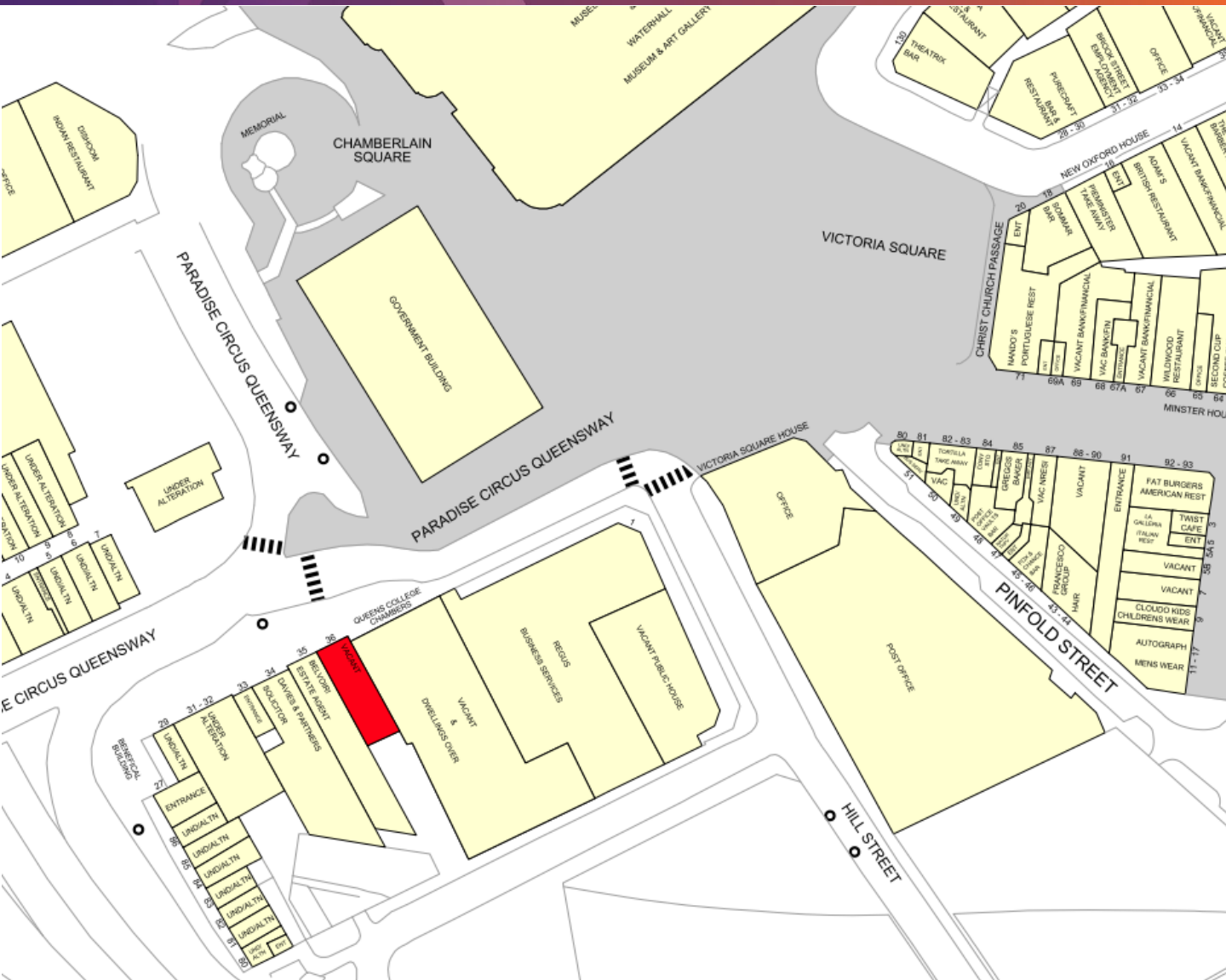
Strictly by appointment with the Sole Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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