

TO LET

Unit 221 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 UK's dominant retailing and leisure destination.

DESCRIPTION

The subject property sits within The Cube, an iconic 23 storey mixed-use development in the heart of Birmingham City Centre. Situated adjacent to The Mailbox, and fronting onto Commercial Street, this prominent ground floor corner property also benefits from having frontage into The Cube scheme. Nearby occupiers include – **Lane 7, Marco Pierre White, Shogun Sushi, and Rodizio Rico.**

ACCOMMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 132.38 sq m 1,425 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

£32,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£13,326** plus VAT.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (Current) £27,250

We suggest that all interested parties should verify the above.

RATEABLE VALUE (April 2023) £20,500

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

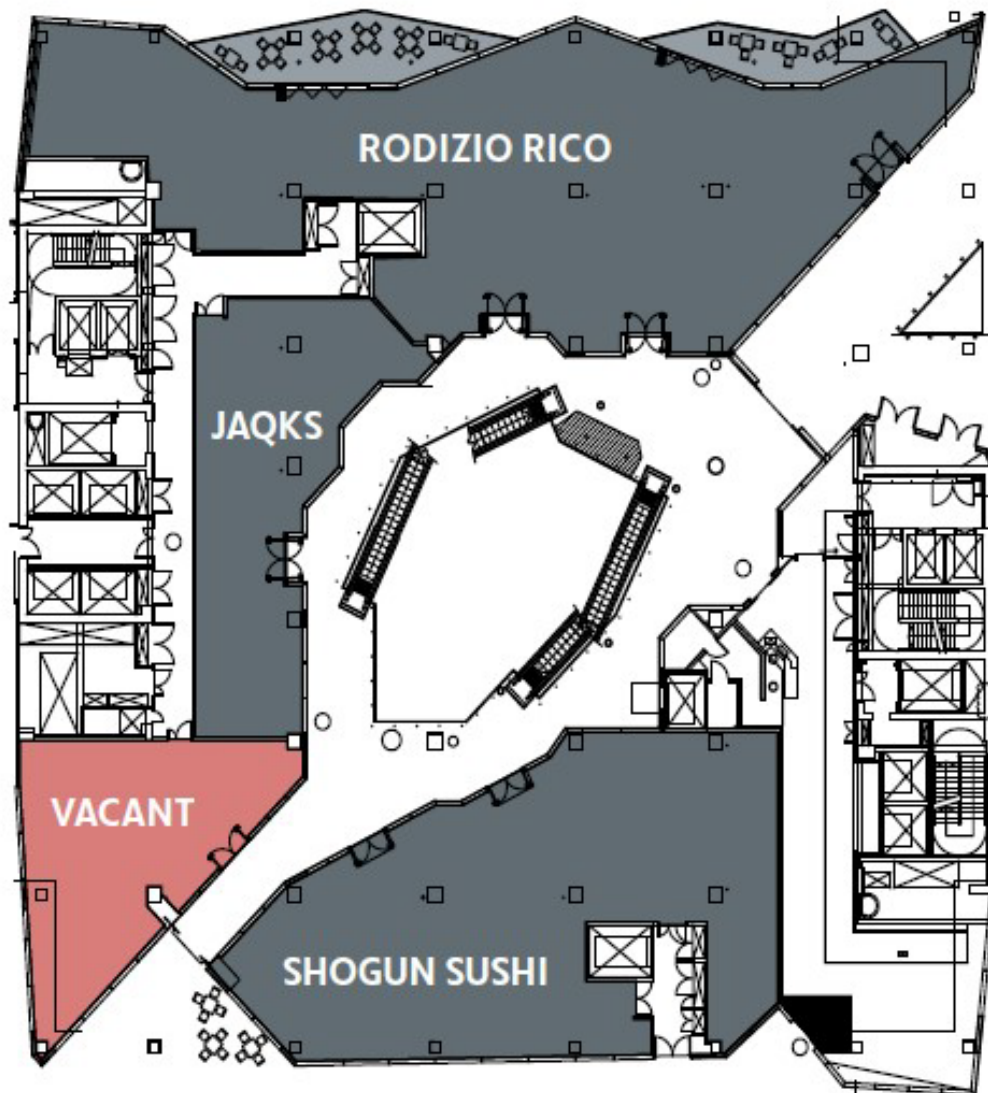
www.creative-retail.co.uk

TO LET

Unit 221 The Cube,
Birmingham, B1 1RN

LEVEL 7

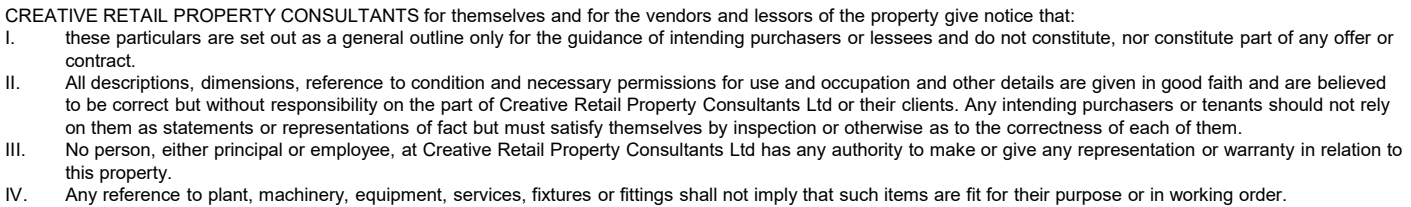
1,425 sq ft



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.

Unit 221 The Cube, Birmingham, B1 1RN



For more information, please contact:

Ed Purcell
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk

Scott Robertson
Tel: 0121 400 0407
Email: scott@creative-retail.co.uk

www.creative-retail.co.uk