

# SHOP TO LET

Unit 4 Temple Court  
The Minories, Birmingham  
B4 6AG



## LOCATION

The Minories, formerly Lewis's Department Store, was built above a road way, which still exists, also called The Minories. Favoured as one of the busiest intersections in the city, the arcade benefits from an alluring architectural glass entrance and lies within close proximity to St Philips Square, Colmore Row and The Grand Hotel.

The Minories is now home to numerous independent retailers and businesses and is perfectly positioned to take advantage of the significant amount of regeneration and investment currently underway in the Eastside of Birmingham city centre.

## ACCOMODATION

The premises lie on the Bull Street entrance to The Minories and comprise of the following approximate floor area:

**Ground Floor:** 147 sq. m 1,583 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

**£25,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is an annual service charge of **£4,215.45** plus VAT.

## RATEABLE VALUE

Rateable Value - **£32,500**

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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