

****PRIME CHINA TOWN****

CITY CENTRE

RETAIL / RESTAURANT TO LET

Unit 9, 1-11 Latitude, Bromsgrove Street
Birmingham, B5 6AB



LOCATION

Birmingham is the UK's 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 destinations.

DESCRIPTION

This property occupies a prominent corner position within the heart of the Chinese Quarter on the juncture of Bromsgrove Street and Hurst Street and opposite the Arcadian Leisure development in Birmingham City Centre. China Town is now one of Birmingham's premier leisure destinations, with theatre, hotel, bar, and food operators trading together in an attractive and vibrant part of the city.

Nearby operators include **The Hippodrome Theatre, Glee Club, Ibis Hotel, Las Iguanas**, as well as an array of quality independent bars and restaurants.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Ground Floor:	315,60 sq m	3,397 sq ft
Mezzanine Floor:	195.84 sq m	2,108 sq ft

TENURE

The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

EPC

C 57. A copy of the Energy Performance Certificate can be made available upon request.

RENT

£125,000 + VAT per annum exclusive.

SERVICE CHARGE (inc INSURANCE)

There is an annual variable service charge of **£6,948** (VAT not applicable).

RATEABLE VALUE

RV: £61,500 (2023)

Qualifying businesses may benefit from up to 75% rates relief through the retail, hospitality and leisure relief scheme which is available until 31st March 2025. All interested parties should verify the above with the Local Authority.

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

SUBJECT TO VACANT POSSESSION



0121 400 0407

www.creative-retail.co.uk

CITY CENTRE RETAIL / RESTAURANT TO LET

Unit 9, 1-11 Latitude, Bromsgrove Street
Birmingham, B5 6AB



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:

Guy Sankey

Tel: 07415 408196

Email: guy@creative-retail.co.uk

Ed Purcell

Tel: 07793 808974

Email: ed@creative-retail.co.uk

0121 400 0407

www.creative-retail.co.uk