

# SHOP TO LET

Unit 2, 40-42 New Street,  
Birmingham  
B2 4EG



## 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 on New Street, having a prime corner location adjacent opposite **Watches of Switzerland** and **Apple**, and in the same block as **Charles Tyrwhitt**.

Other retailers in close proximity include **Tesco Express**, **Starbucks** and **Hotel Chocolat**.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>95 m<sup>2</sup></b>	<b>1,023 sq ft</b>
<b>Basement:</b>	<b>301 m<sup>2</sup></b>	<b>3,234 sq ft</b>

## TENURE

New lease available for a term to be agreed, subject to vacant possession.

## EPC

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

## RENT

**Price on Application.**

## SERVICE CHARGE

There is an annual service charge of **£24,805.40**.

## RATEABLE VALUE

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

<b>RATEABLE VALUE</b> <b>(2023 Assessment)</b>	<b>£99,000.</b>
---	-----------------

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWINGS

Strictly by appointment with the Joint Retained Agents – Creative Retail and Jackson Criss.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

# SHOP TO LET

Unit 2, 40-42 New Street,  
Birmingham  
B2 4EG



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: 07793 808974  
Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

Andrew Criss  
Tel: 07831 213396  
Email: [andrewc@jacksoncriss.co.uk](mailto:andrewc@jacksoncriss.co.uk)