

SHOP TO LET

Unit 6, Great Western Arcade
Birmingham
B2 5HU



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 property is located within the attractive Victorian Great Western Arcade within the heart of Birmingham's Central Business District. Occupiers within the shopping arcade include - **Loki Wine, Kula Poke, Sushi Passion, LAND, Bread Collection** and **Anderson and Hill**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	361 sq ft	33.5 m ²
Basement area:	223 sq ft	20.7 m ²

Tenure

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed, subject to 3 yearly upward only rent reviews.

EPC

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

RENT

£22,500 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annum service charge of **£6,535.22** 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 **£16,750**

We suggest that all interested parties should verify the above.

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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