

SHOP TO LET

Unit 11 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 comprises of the following approximate floor area:

Ground Floor: 59.60 sq. m 642 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

C 58. A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

£15,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE / INSURANCE

£1,572.37 + VAT / £49.85 + VAT

RATEABLE VALUE

Rateable Value - **£16,500**

Qualifying business may benefit from up to 75% retail rates relief unit 31st March 2025. This information is for guidance purposes only. Interested parties should make their own enquiries with the Billing Authority.

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

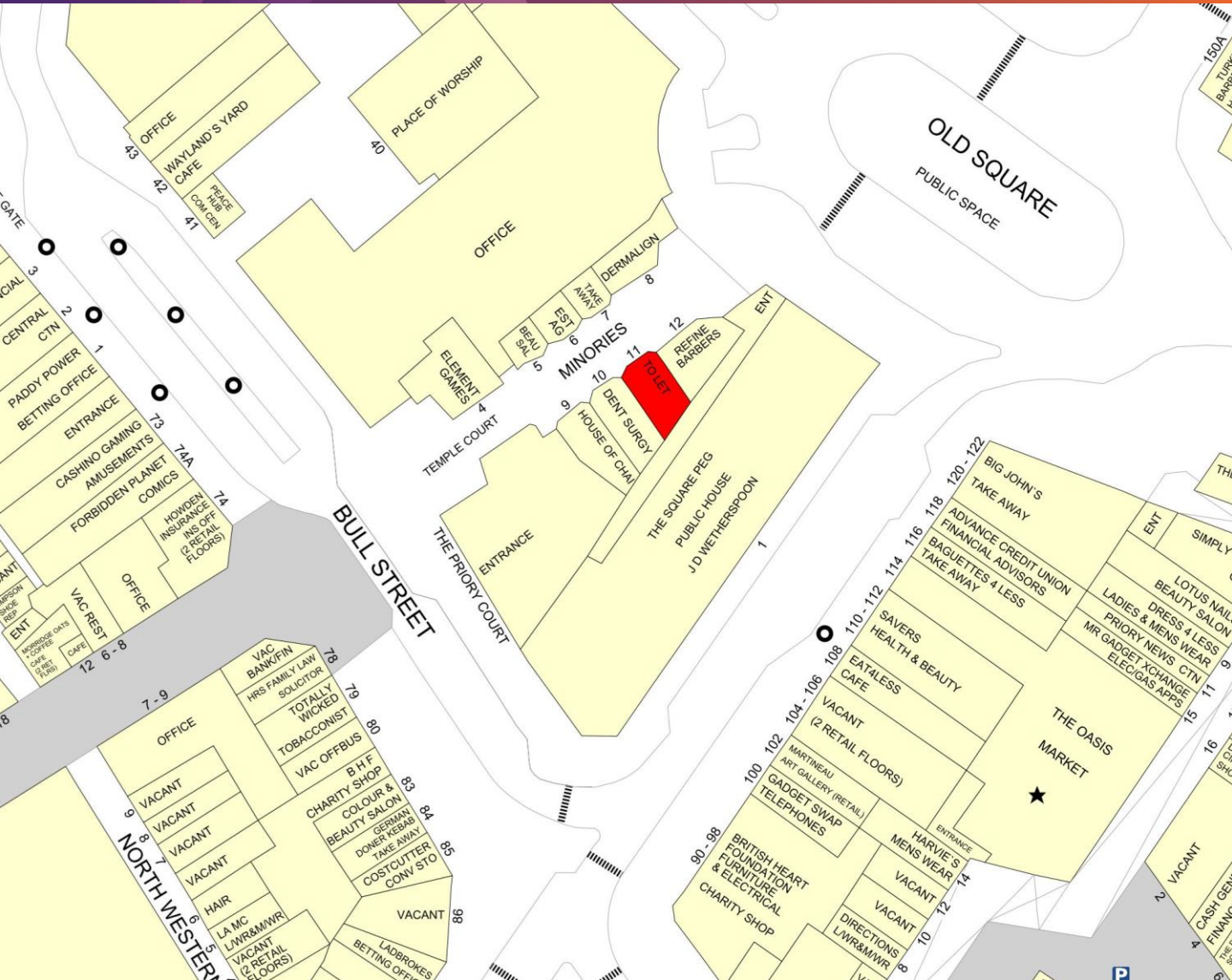

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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