

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:

Ground Floor Sales:	95 m²	1,023 sq ft
Basement:	301 m²	3,234 sq ft

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:-

RATEABLE VALUE (2023 Assessment)	£99,000.
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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

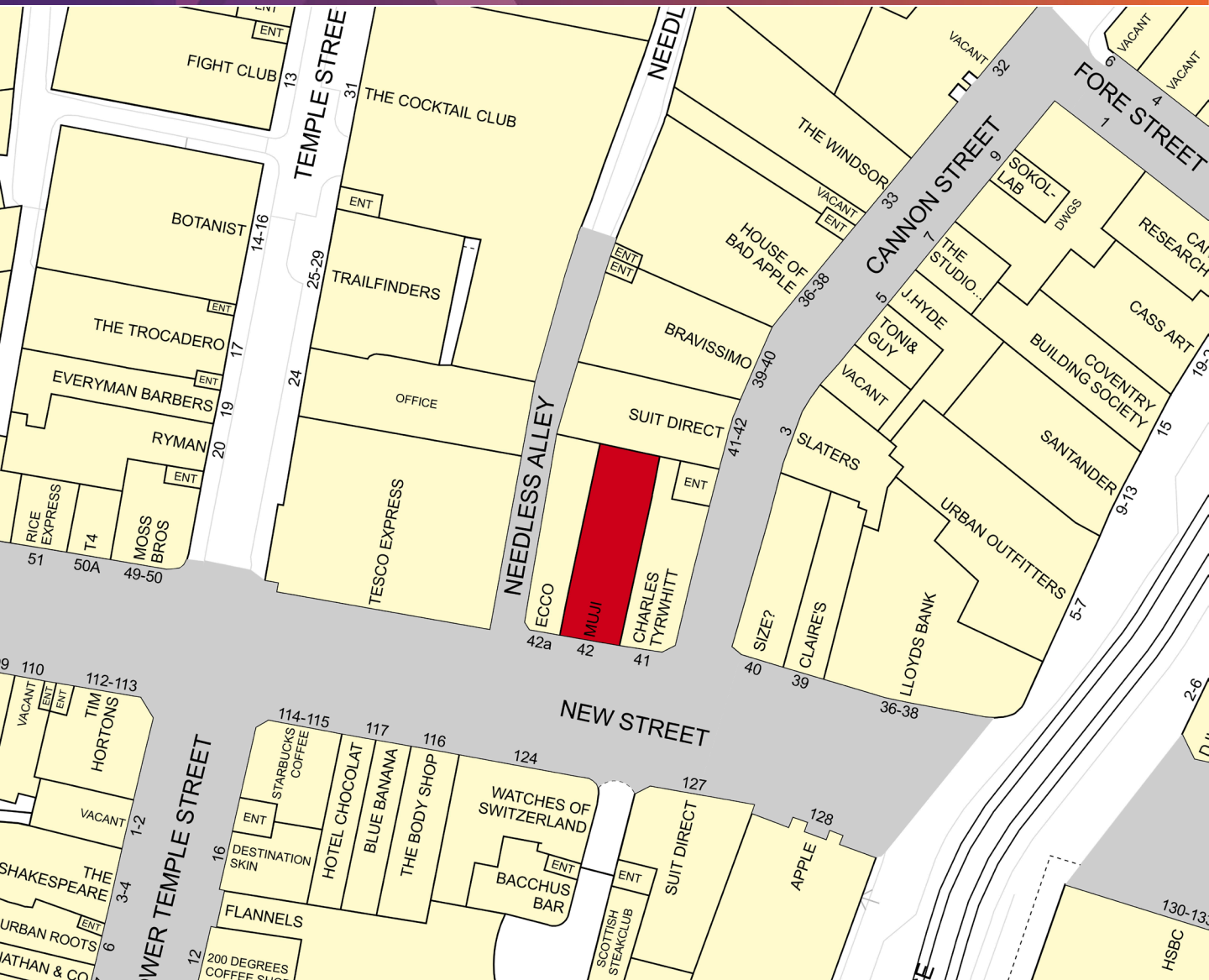
Strictly by appointment with the Joint Retained Agents – Creative Retail and Jackson Criss.

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

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