

# SHOP TO LET

Unit B208, The Arcadian  
Hurst Street, Birmingham  
B5 4TD

**\*\*Subject to Vacant Possession\*\***

**\*\*PRIME CHINA TOWN\*\***



## 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

The property is located within the Arcadian Leisure development in Birmingham City Centre. The Arcadian located adjacent to China Town is one of Birmingham's premier leisure schemes, with 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 shops, bars and restaurants. The scheme benefits from a dedicated car parking of over 520 spaces.

## ACCOMODATION

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

**Ground Floor:                    56.02 m<sup>2</sup>                    603 sq ft**

## TENURE

The premises are to be made available by way of a new full repairing and insuring lease subject to VP.

## EPC

Certificate can be made available upon request.

## RENT / PREMIUM

Premium offers are sort in addition to an annual rent of **£12,500 + VAT** per annum exclusive.

## SERVICE CHARGE

There is an annual variable service charge of **£1,443.44 + VAT**.

## INSURANCE

There is an annual insurance contribution of **£475.91 + VAT**.

## RATEABLE VALUE

**RV: £7,500 (2023)**

Qualifying businesses may benefit from up to 100% rates relief through small business rates relief. All interested parties should verify the above with the Local 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

**SUBJECT TO VP**

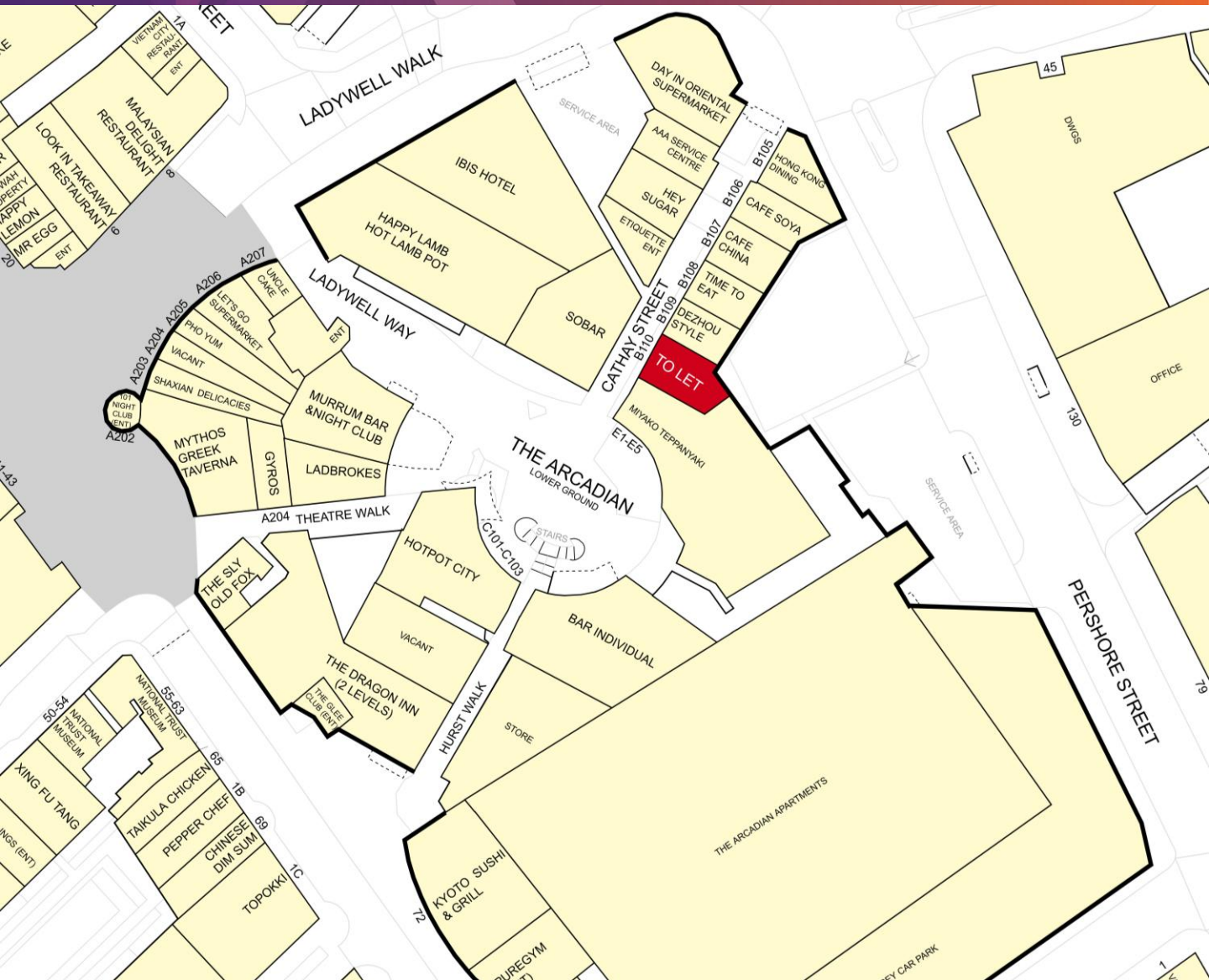
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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