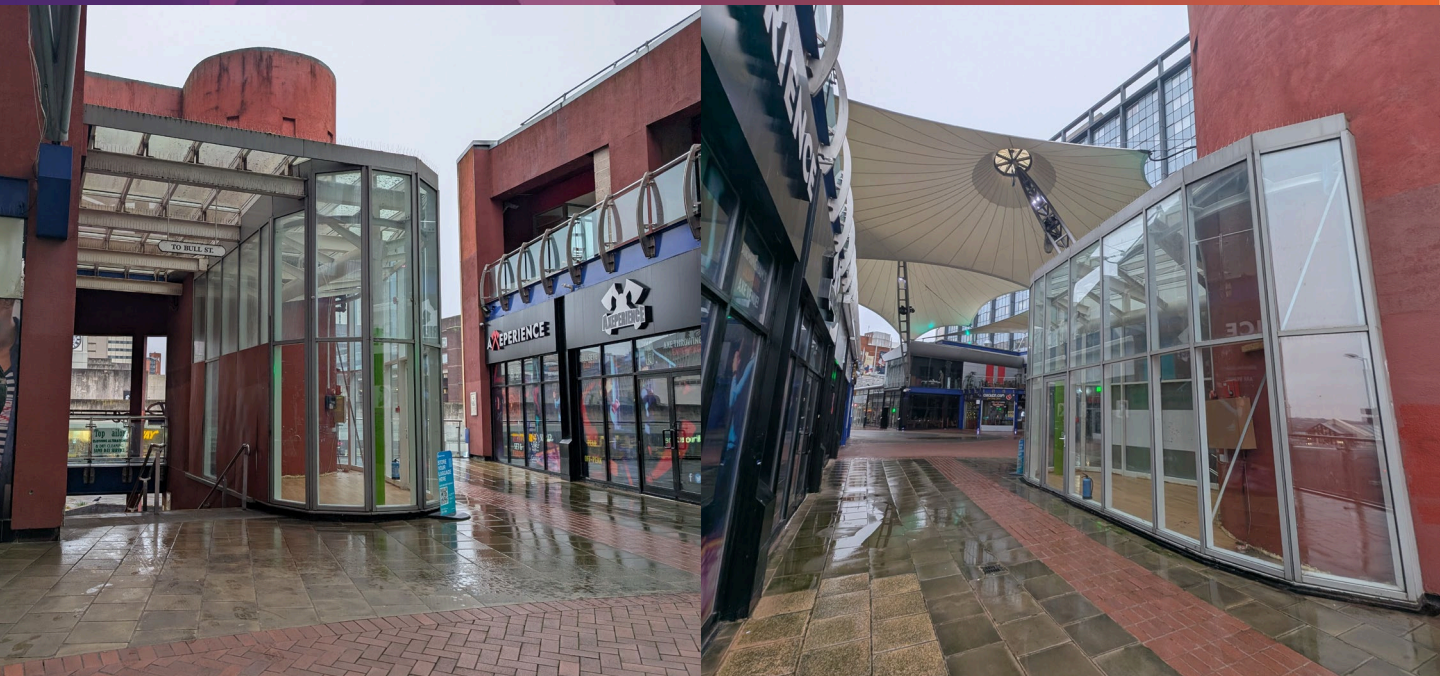


# TO LET

Kiosk, Martineau Place  
Corporation Street, Birmingham  
B2 4UW



## 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

This kiosk is located within Martineau Place Shopping Centre. Nearby occupiers include – **Staybridge Suites, Axe Experience, Merlins Café & Bar, Impresso Coffee Lounge, KFC, Al Arabi, and Café Nero.**

## ACCOMMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor Sales:** 17.19 sq. m      185 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

**£10,000** per annum exclusive.

## SERVICE CHARGE

There is an annual service charge of **£945.**

## 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>£3,700</b>
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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 Sole Retained Agents.

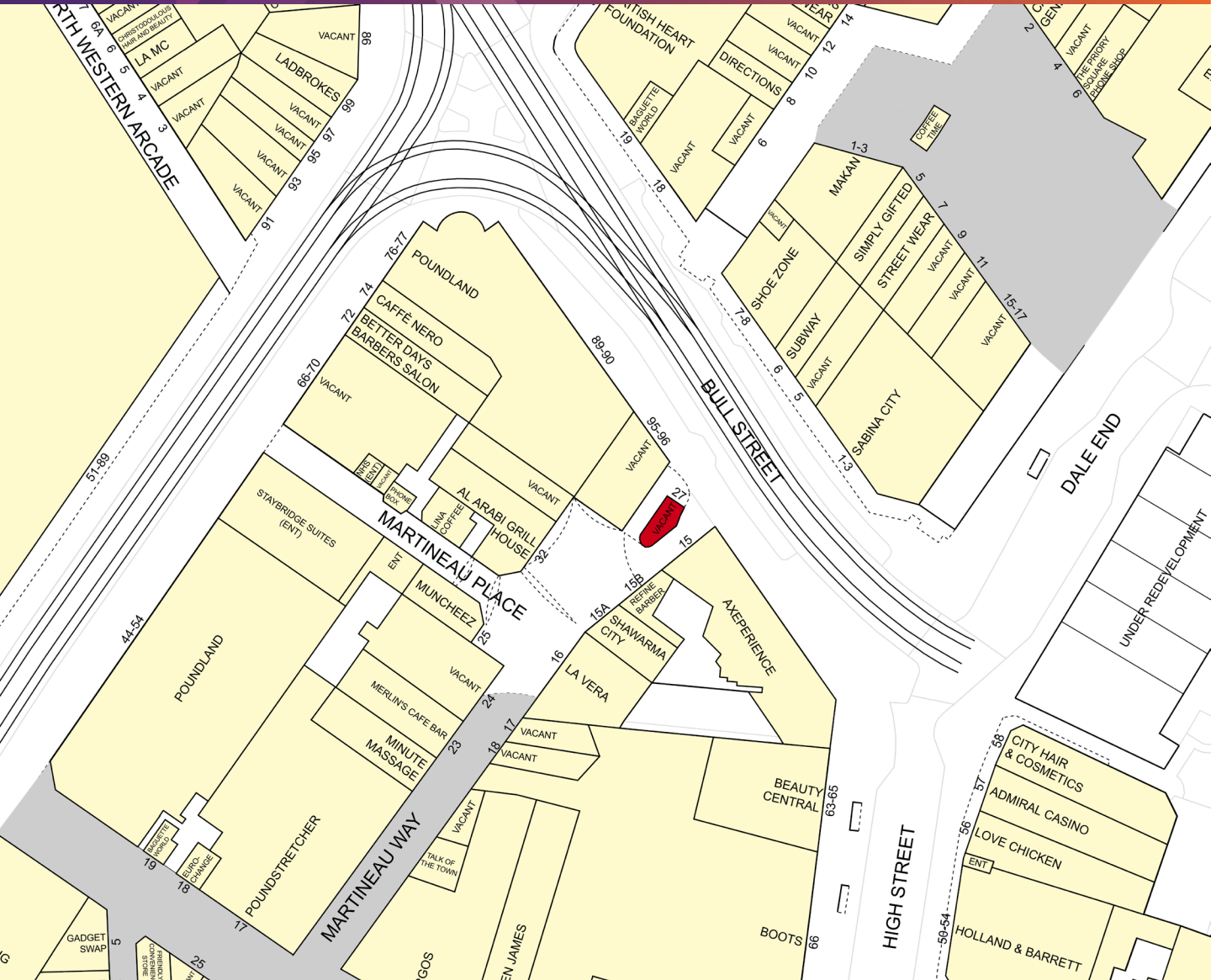
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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