

RETAIL / LEISURE TO LET

Albert House
12-26 Albert Street
Birmingham
B4 7UD



LOCATION

The subject property forms the ground and basement floors of Albert House which offers a superb retail and leisure opportunity on Albert Street in Birmingham City Centre. Strategically located on the Birmingham **Eastside Metro Extension**, **Albert Street** tram stop will link the City Centre with **HS2 Curzon Street** and Birmingham's **Eastside** and **Learning Quarters** at **Millennium Point** tram stop. Adjacent the property is a bus stop serving the Bartley Green and Quinton Road West bus routes. Directly opposite the subject is **Martineau Galleries** a 7.5 acre regeneration project which will create up to 1,300 new homes and 140,00 sqm of workspace. **Moor Street Station** and **Bull Ring** are situated a short 5 min walk south of this location.

DESCRIPTION

Albert House has recently undergone a complete refurbishment to provide a ground and basement retail / leisure unit along with four floors of offices. The third and fourth floor office space are available to lease by way of separate negotiation.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	398 m²	4,284 sq ft
Basement:	513 m²	5,521 sq ft

TENURE

The premises are to be made available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

EPC can be made available upon request.

RENT

£25 psf per annum exclusive

SERVICE CHARGE

There will be a service charge contribution applicable.

INSURANCE

There will be an insurance apportionment applicable.

RATEABLE VALUE

To be assessed by the VOA on occupation.

Qualifying businesses may benefit from up to 40% rates relief through the retail, hospitality and leisure relief scheme from 01st April 2025. 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

**CREATIVE RETAIL**
PROPERTY CONSULTANTS

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Eastside & Learning Quarters

Martineau Galleries

Albert Street Metro Stop

HS2 Curzon St

City Centre



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