

**TO LET**

RETAIL UNIT

**8 Islington Row**  
Edgbaston, Birmingham  
B15 1LD



Ground floor with basement storage

Outside The  
Birmingham  
Emission  
Zone

## LOCATION

The property sits on Islington Row, adjacent to Five Ways and within the evolving Edgbaston Village with its premier leisure and lifestyle retailers. A busy pedestrian footfall location, 8 Islington Row is approx. 500 metres from Five Ways railway station which is used by over 1.4 million passengers per year. The catchment area is home to an extensive commercial office, student and residential population. Further transport connections include the Edgbaston Village Metro stop, situated a few minutes walk away, giving a quick and reliable link through to the City Centre.

## DESCRIPTION

8 Islington Row is a high profile open plan retail unit on an established retail parade made up of 15 retail units which include award winning Laghi's Deli, EYE Opticians, LA Pop, and Sky Clinic to name a few. This is a prime arterial route between Birmingham and Edgbaston, offering a highly visible location for a range of retail and leisure uses. The unit consists of a stylish frontage with roller shutter security and a basement area ideal for storage.

## ACCOMMODATION

GROUND FLOOR	452 sq ft 41.99 sq m
BASEMENT	355 sq ft 32.98 sq m

## SPECIFICATION

- Single open plan unit available
- Catchment area home to an extensive commercial office, student and residential population
- Gateway site into Edgbaston Village
- Basement storage
- EPC Rating C
- Outside The Birmingham Emission Zone

## RENT

Quoting Rent - **£20,000 pax**

## BUSINESS RATES

The tenant will be responsible for the payment of business rates.

## EPC RATING

Ground Floor - **C**

## VAT

VAT is applicable on this property.

## LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

## 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 viewings only. Please contact one of the listed agents.

## SERVICE CHARGE

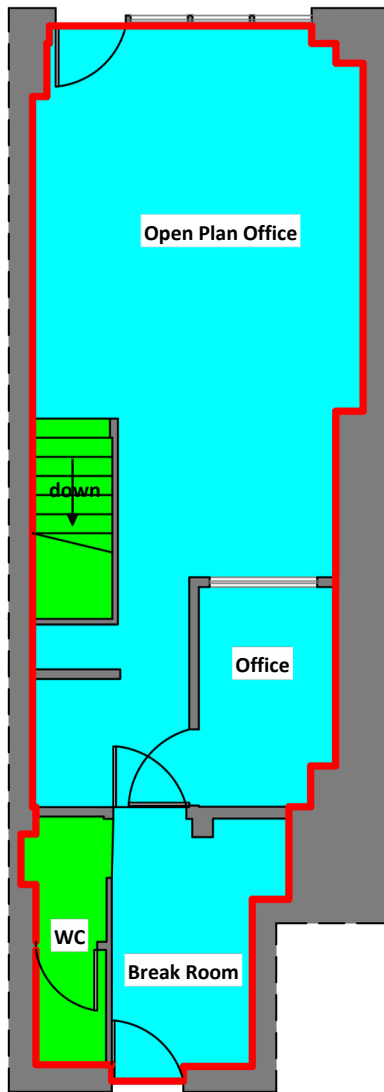
**TBC.**

# 8 Islington Row

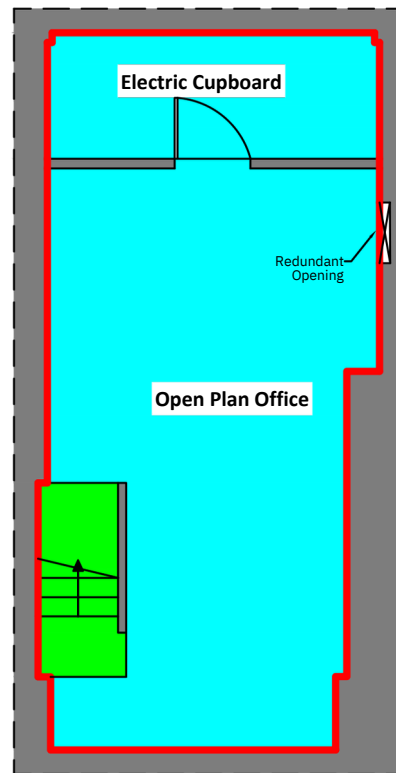
Edgbaston, Birmingham

B15 1LD





**Ground floor – 1:100**



**Basement – 1:100**

Map key

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Railway Lines



Please contact:



**Emma Davenport**

Mob: 07919 324 915

Email: [edavenport@calthorpe.co.uk](mailto:edavenport@calthorpe.co.uk)



**Ed Purcell**

Mob: 07793 808974

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)