

# RETAIL / CAFÉ OPPORTUNITY

1 Great Western Arcade,  
Birmingham, B2 5HU

\*SUBJECT TO VACANT POSSESSION\*



## Location

This opportunity is situated in a prime trading location in the heart of Birmingham's Central Business District on Colmore Row and the entrance to The Great Western Arcade.

Approximately 50m from Snowhill station and St Philip's Square, nearby occupiers include; **Sainsbury's**, **Kula Poke**, **Pret A Manger**, **Pasture**, **200 Degrees Coffee**, **Blacklock** and a variety of other premium food and beverage and retail businesses.

## Description

The premises are situated in an extremely prominent position on the entrance to Great Western Arcade.

The unit will be extended and benefit from two entrances, one of which will offer direct access to the office tenants in 10 Colmore Row into the premises providing a dedicated customer base.

## Accommodation

Address	Sq M	Sq Ft
Ground Floor	19.79	213
<b>Total</b>	<b>19.79</b>	<b>213</b>

## Rent

On Application

## Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## EPC

A copy of the EPC is available upon request.

## Service Charge

The service charge is currently **£11.28 + VAT** per square foot per annum.

## Viewings

Strictly by appointment with the Sole Retained Agents.

# RETAIL / CAFÉ OPPORTUNITY

1 Great Western Arcade,  
Birmingham, B2 5HU

\*SUBJECT TO VACANT POSSESSION\*



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson  
07831 856 733  
scott@creative-retail.co.uk

Guy Sankey  
07415 408196  
guy@creative-retail.co.uk

0121 400 0407  
creative-retail.co.uk

Creative Retail