

Commercial Units To Let

Kent Street Residence, Gooch St N,
Birmingham, B5 6RJ



LOCATION

Kent Street Residence is a two-phase development of 504 apartments located in the heart of Birmingham's Gay Village in the City Centre. The site is accessed off Bristol Street (A38) and is a short 10-minute walk to Birmingham New Street Station and the Bull Ring.

The immediate area is undergoing extensive redevelopment with currently close to 1,500 apartments and dwellings under construction and another 2,500 in the pipeline.

ACCOMODATION

The site provides for three commercial units arranged over ground floor with prominent frontages on to Bromsgrove St, Gooch St N and Kent St, with the following approximate floor areas;

Unit A1:	190 sq. m	2,041 sq. ft
Unit A2:	318 sq. m	3,424 sq. ft
Unit B1:	571 sq. m	6,145 sq. ft

The units will be handed over in shell specification and benefit from three phase electricity, water and gas. The units may be capable of sub-division according to occupier requirement, subject to terms.

Practical completion is April 2024.

TENURE

The premises are available by way of new effective full repairing and insuring leases subject to an annual service charge.

EPC

EPC's will be provided on build completion.

SERVICE CHARGE

TBC.

RENT

Unit A1:	£32,500
Unit A2:	£55,000
Unit B1:	£80,000

BUSINESS RATES

The rates are to be assessed on build completion.

PLANNING

The properties benefit from Class E Planning Consent which allows for a wide range of uses.

VAT

All prices are quoted are exclusive of VAT. VAT if applicable will be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

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

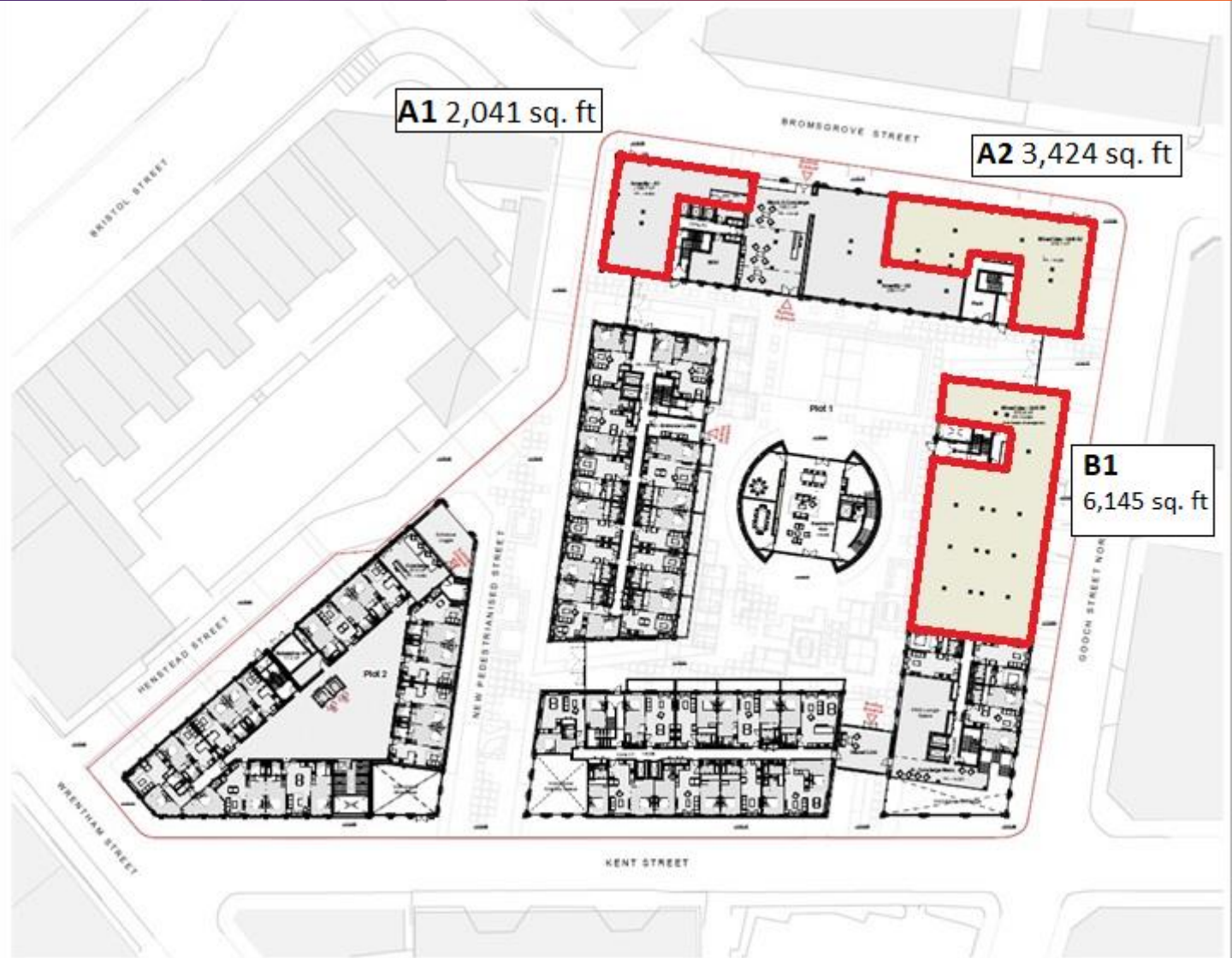
Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT



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

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For more information, please contact:

Guy Sankey
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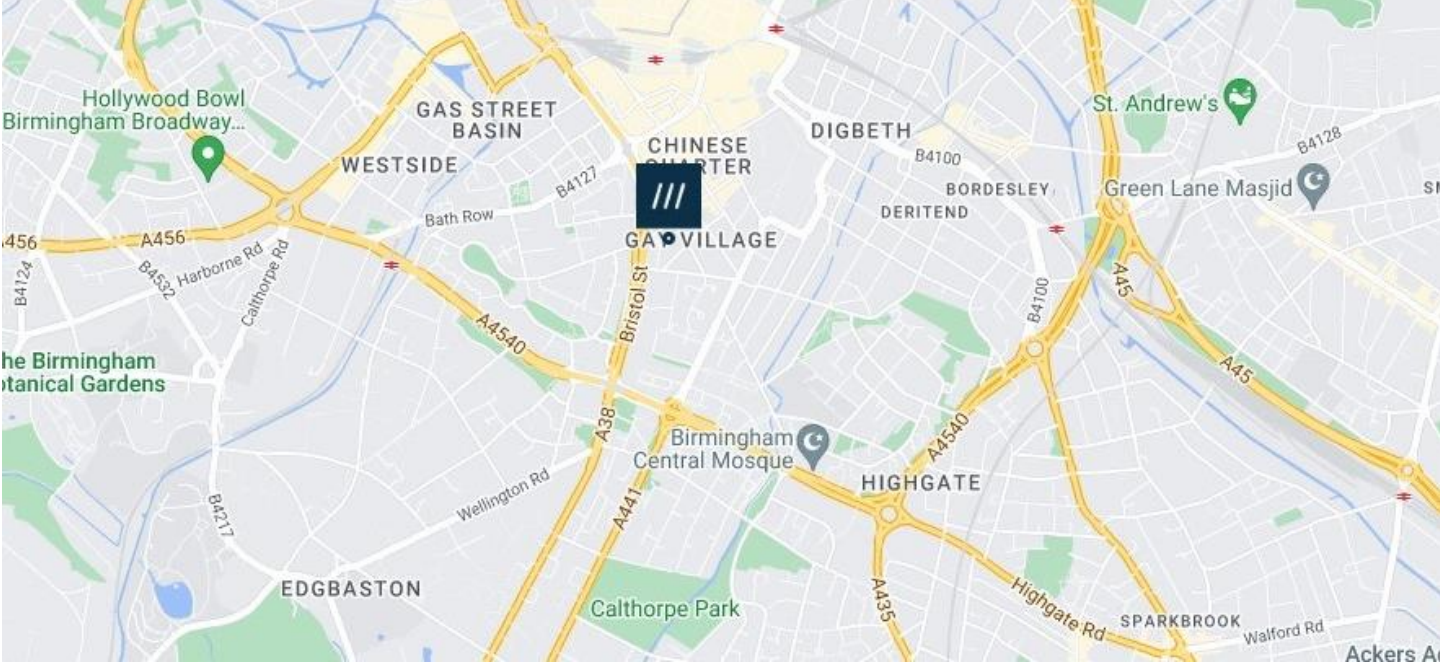
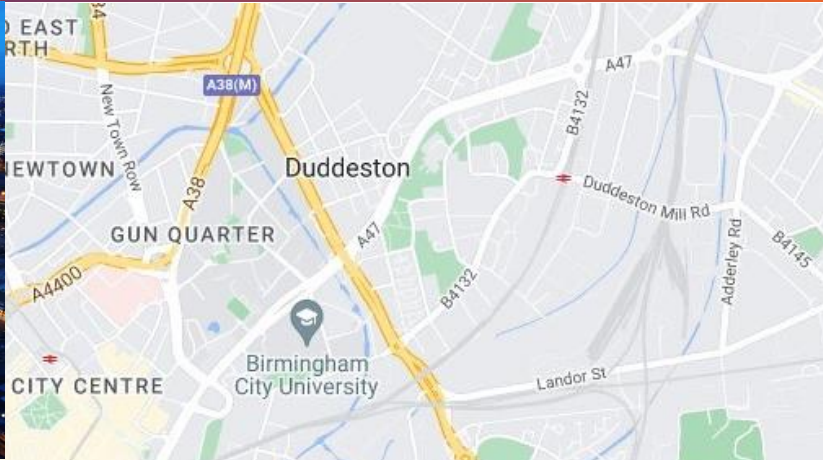
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