

TO LET

NEW RETAIL UNITS WITHIN BIRMINGHAM'S

POPULAR SOUTHSIDE DISTRICT

Unit A1 Sherlock Quarter
Sherlock Street
Birmingham
B5 6EJ

- New Retail Units below 551 apartments
- Lies close to China Town, Bull Ring and both Moor St and New St train stations.
- White Boxed condition.
- Units available from 1,213 sq ft
- Incentives available.
- Only 2 units available.



0121 400 0407
creative-retail.co.uk

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Location

Sherlock Quarter is situated at the busy junction of Sherlock St and Pershore St and lies a short walk from The Arcadian, Grand Central and both New St and Moor St train stations. Sherlock Quarter also lies opposite Smithfield, Europe's largest inner city regeneration project.

Description

The premises comprise of a prominent open planned retail units with generous glazed frontages and access to a rear service area.

Accommodation

112.7 sq m (1,213 sq ft)

Rent

£25,000 Per Annum Exclusive

Tenure

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

VAT

VAT is applicable.

Business Rates

A Rateable Value of **£12,350 p.a.**

EPC

The premises have yet to be assessed for energy performance purposes.

Legal Costs

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

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of source of funding will be required from the successful applicant. Anti-Money Laundering checks will be carried out on successful applicants.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Service Charge

All tenants will be required to contribute to a formal service charge for the cleaning & maintenance of the common parts, and . Budget contributions are **£3.29per sq ft.**

Viewings

Strictly by appointment with the Sole Retained Agents.

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