

SHOP TO LET

Unit 23-24 Great Western Arcade
Birmingham
B2 5HU



LOCATION

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destinations.

DESCRIPTION

The property is located within the attractive Victorian Great Western Arcade within the heart of Birmingham's Central Business District. Occupiers within the shopping arcade include - **Loki Wine, Kula Poke, Sushi Passion, LAND, Bread Collection** and **Anderson and Hill**.

ACCOMMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales: 91.51 m² 985 sq ft

Please note the above areas account for the staircase to first floor being removed.

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, subject to 5 yearly upward only rent reviews.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (66).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£35,000 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge figure of **£9,401** plus VAT.

INSURANCE

There is an annual insurance charge of **£3,360.68**.

RATEABLE VALUE

The business rates will be reassessed following the removal of access to the first floor. All interested parties should make their own enquiries with the Local Rating Authority.

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

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

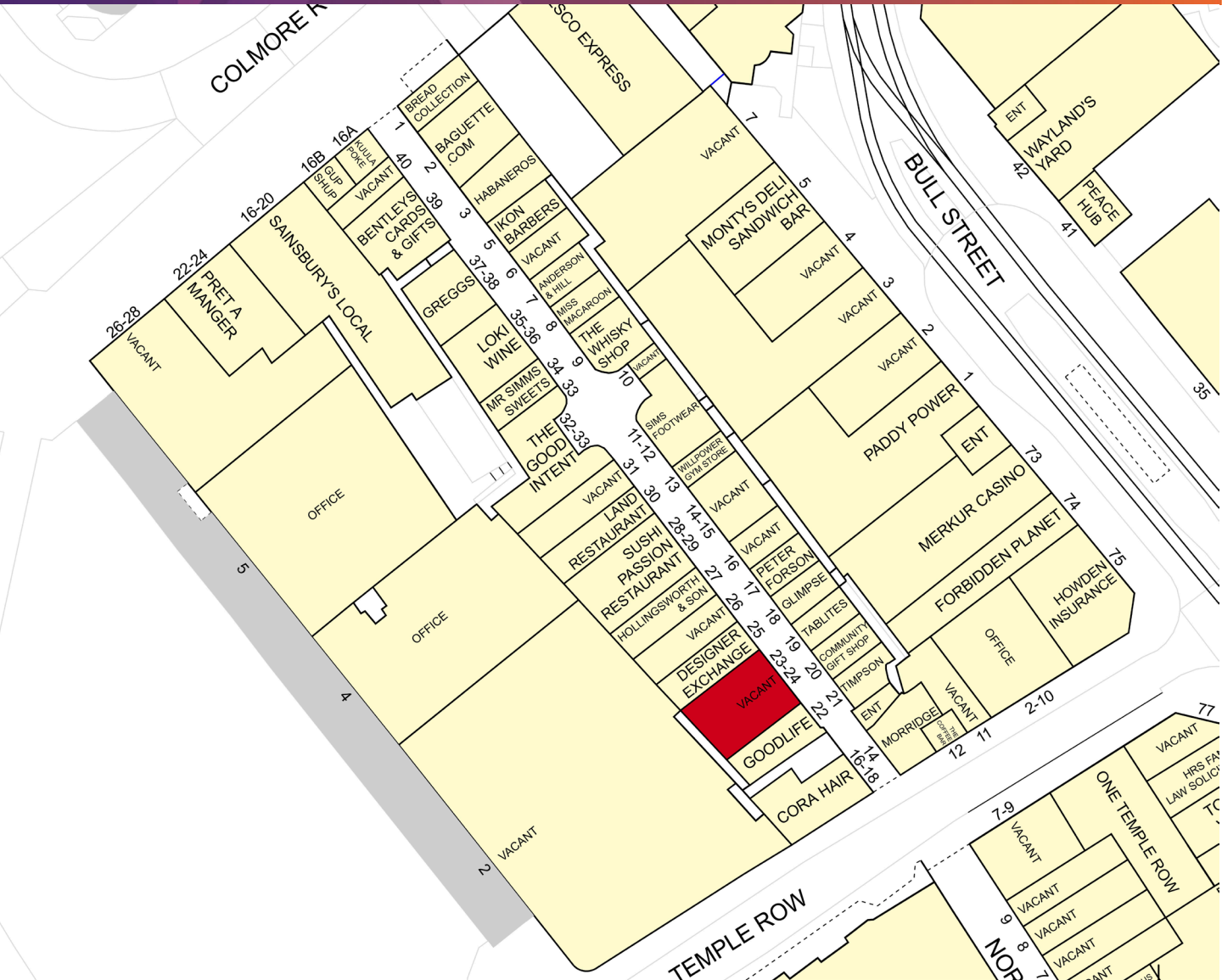

CREATIVE RETAIL
PROPERTY CONSULTANTS

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