

# TO LET

NEW RETAIL UNITS WITHIN BIRMINGHAM'S

POPULAR SOUTHSIDE DISTRICT

Unit B1 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 1,638 sq ft
- Incentives available.
- Only 2 units available.



0121 400 0407  
[creative-retail.co.uk](http://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

152.2 sq m (1,638 sq ft)

## Rent

**£27,000** 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 **£17,590**

## 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.

## 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 **£3.29 per sq ft**.

## 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.

## Viewings

Strictly by appointment with the Sole Retained Agents.

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