

# SHOP TO LET

Unit 16 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, Designer Exchange, Pen Shop, Jaeger Outlet, The Whisky Shop.**

## ACCOMMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor:</b>	<b>30.48m<sup>2</sup></b>	<b>328 sq ft</b>
<b>Basement:</b>	<b>72.9m<sup>2</sup></b>	<b>785 sq ft</b>

## 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 (73).

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

## INSURANCE

There is an annual insurance charge of **£3,747.50**.

## RENT

**£30,000** per annum exclusive of rates, service charge and VAT

## SERVICE CHARGE

The service charge is being reassessed based on the removal of the first floor area which the landlord intends to void off and retain. The service charge estimate for the floor areas stated is **£4,315 pa** plus VAT.

## RATEABLE VALUE

**TBC**

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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