

SHOP TO LET

New Retail Unit, Bromsgrove Street Birmingham, B5 6NU

PRIME CHINA TOWN



Description

Birmingham is the UK's 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 subject property occupies a prominent position within the heart of the Chinese Quarter on Bromsgrove Street forming part of the Arcadian Leisure development in Birmingham City Centre. China Town is now one of Birmingham's premier leisure destinations, with theatre, hotel, bar, and food operators trading together in an attractive and vibrant part of the city. The property comprising a former car park office is situated near to Pets Villa and opposite an array of quality independent food and beverage operators.

Accommodation

Arranged over the approximate floor areas:

Retail Unit (NIA)	sq m	sq ft
Ground Floor	92.44	995

Tenure

The premises are to be made available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

VAT

VAT is applicable.

Legal Costs

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

EPC

EPC can be made available upon request.

Rent

£35,000+ VAT per annum exclusive

Service Charge

There will be an annual variable service charge. Estimate TBC.

Insurance

There is an annual insurance contribution TBC.

Planning

The unit is suitable for a variety of uses subject to a change of use.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

Viewings

Strictly by appointment with the Sole Retained Agents.

0121 400 0407
creative-retail.co.uk

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