

PRIME RETAIL/LEISURE TO LET

Unit 3, Platform 21, 102 New Street, Birmingham, B2 4HQ

SUBJECT TO VACANT POSSESSION



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 destination.

DESCRIPTION

The subject property arranged across ground floor and mezzanine levels is in a prime position fronting New Street in Birmingham City Centre. Situated close to the New Paradise Development, Colmore Row, Grand Central and New Street Station.

Nearby occupiers include – **Bella Italia, Ask, Wagamama, Greggs, Superdrug, Franco Manca, and Rudy's Pizza.**

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	279 sq. m	3,003 sq. ft
Mezzanine:	254 sq. m	2,735 sq. ft

TENURE

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

EPC

A copy of the EPC is available upon request.

RENT

£225,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£17,505.28**

RATEABLE VALUE

Rateable Value - **£185,955 pa.**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

SUBJECT TO CONTRACT

CREATIVE RETAIL
PROPERTY CONSULTANTS

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