

Unit 1, 32-34 Constitution Hill, Birmingham, B19 3JT



**TO LET**

Prominent Ground Floor Retail Premises

Net Internal Area: 1,685 ft<sup>2</sup> (156.54 m<sup>2</sup>) plus basement

### Location

The property occupies a prominent position fronting the Constitution Hill (B4100), a main arterial route into Birmingham City Centre.

The property is within close proximity of Birmingham City Centre and its amenities as well as being within a 5-minute walk of Snow Hill Train and Metro Station.

St Paul's Metro station is located in close proximity of the building which connects to Wolverhampton St Georges.

Communication links are excellent with regular bus services nearby and being situated less than a mile from the A38(M) is which leads to the wider national motorway network.

### Description

The property comprises of a ground floor retail premises with pedestrian access from Constitution Hill. Internally it comprises of predominantly open plan retail space with kitchen and WC facilities off the main show room area. The space benefits from carpet covered flooring, emulsion coated walls and suspended ceiling with LED lighting inset.

The property also benefits from off-street parking located to the rear of the property.

### Accommodation

**NIA 1685 ft<sup>2</sup> (156.54 M<sup>2</sup>) approximately.**

**Basement area of circa 700 ft<sup>2</sup> (65.03 M<sup>2</sup>).**

### Terms

The property is available by way of a new lease, with length to be agreed, at £25,000 per annum.

### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

### Rateable Value

We understand that the property qualifies from small business rates exemption.

### Services

We understand that all mains services are connected on, or adjacent to, the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations with the relevant service providers.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

### Energy Performance

Available on request from the agent.

### Viewing

Strictly via the sole agents Siddall Jones on **0121 638 0500**.

