

SHOP TO LET

**** A2 CONSENT****

26 Waterfront Walk, Holliday Wharf,
Birmingham, B1 1SR



LOCATION

Holliday Wharf is located in the Heart of Birmingham's leisure circuit, immediately to the rear of The Mailbox and directly opposite **Rodizio Rico** and the new Marco Pierre White **Bardolino** restaurant at The Cube.

The subject premises benefit from canal side frontage and can be accessed either via the link bridge with The Mailbox or the canal footpath, which runs parallel to Gas Street and Holliday Street.

DESCRIPTION

The premises comprise ground floor retail premises with a full height glazed frontage on to the canal and a secondary entrance and frontage into the paved courtyard.

Internally the premises comprise a rectangular shaped retail unit with a disabled W.C.

Please note that no tests have been conducted on any of the equipment, services or utilities.

ACCOMODATION

The premises comprise of the following approximate areas:

Ground Floor: **67.81m²** **730 sq ft**

There is scope for some external seating, subject to obtaining the necessary consents.

TENURE

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

EPC

Energy Performance Asset Rating of the premises currently falls within category E (115).

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

RENT

£25,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE
(2017 Assessment)

£15,250

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

PLANNING

We understand that the premises are suitable for trade within Use Class A2 (Professional & Financial Services) of the Town and Country (Use Classes) Order 1987 (As Amended).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT

Details correct at the time of print July 2018

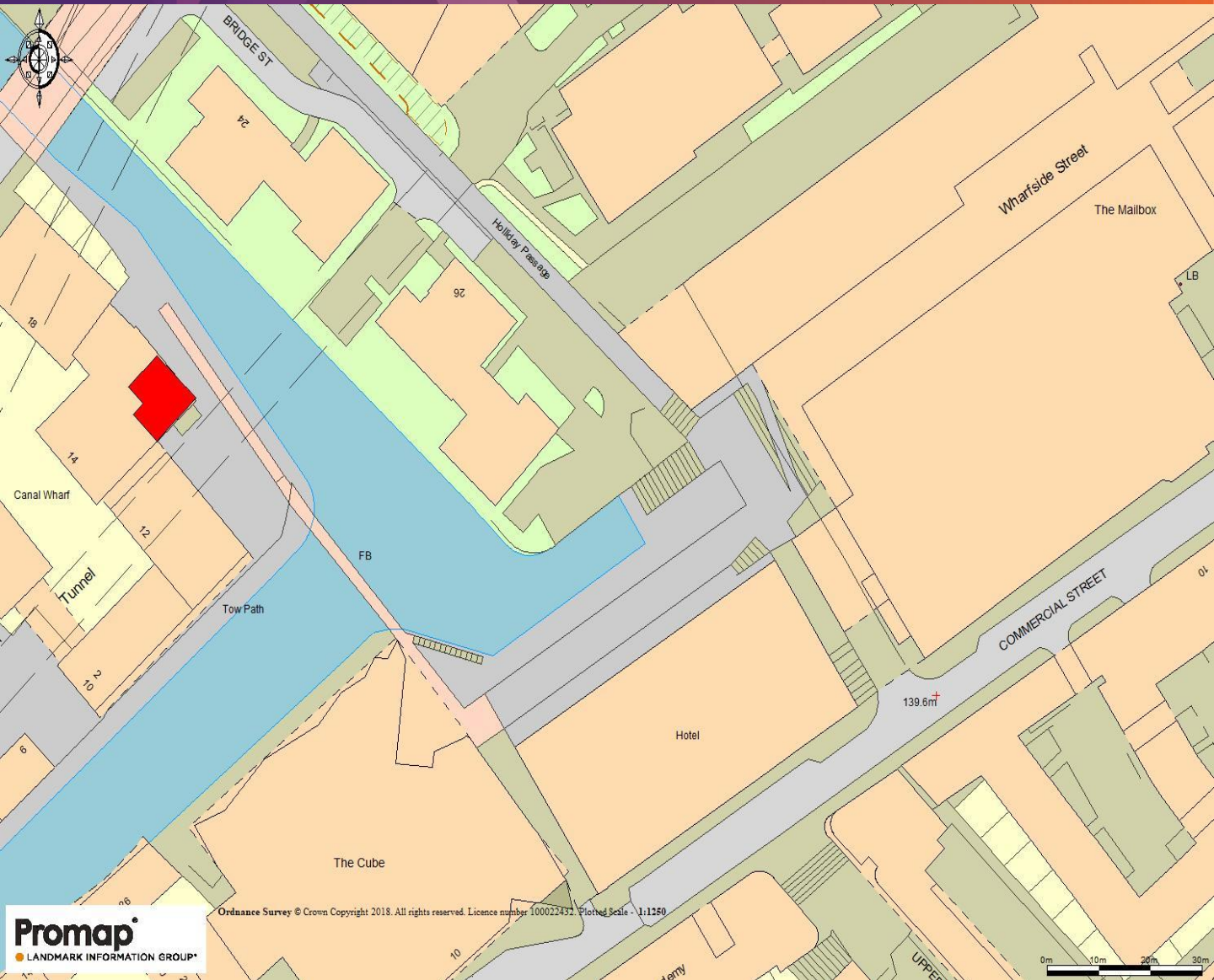

CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson

Tel: 0121 400 0407

Email: scott@creative-retail.co.uk

www.creative-retail.co.uk