



## LOCATION

Birmingham is the UK's second city with a shopping catchment of approximately 7.2 million people within a 1 hour drive. The main retailing area in the city centre evolves around the Bullring shopping centre together with High Street and New Street.

## SITUATION

The property is located in Digbeth, a short walk from the Bullring Shopping Centre and Selfridges Department Store. Forming part of the new Beorma Quarter mixed use scheme being developed by Salhia Developments. This part of Digbeth is seeing and has seen significant change and redevelopment as part of the Birmingham City big urban plan.

The property is a large former Victorian Red Brick Coldstore. It benefits from fantastic Victorian period features both internally and externally, and it can be used for a variety of different uses as well as being split and divided subject to agreement with the landlord.

The property fronts the main arterial highway leading out of Birmingham City Centre from the Bullring and Moor Street Station. There is due to be further redevelopment of this area in Birmingham which will include a new office tower and residential apartments.

## LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a single upward only rent review at the end of the 5<sup>th</sup> year of the term.

## Accommodation

Gross Net Internal Area	510.21 sq m	5,492 sq ft
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## Business Rates and Service Charge

Rateable Value (2010)	£TBC
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Uniform Business Rates (2017/18) (exclusive of water & sewerage)	0.479 pence
Service Charge	£TBC

*Interested parties are to verify with the Valuation Office Agency regarding Transitional Rates Relief.*

## QUOTING RENTAL

Price on application.

## EPC

A copy of the Energy Performance Certificate is available upon

For more information, please contact:

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**CUSHMAN & WAKEFIELD**

**Birmingham**

**Beorma Quarter, Digbeth - B5 6DT**



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