

# SHOP TO LET

**\*\* Subject to vacant possession \*\***

82-83 New Street,  
Birmingham, B2 4BA



## LOCATION

The subject premises are located towards the Western end of New Street between Victoria Square and Lower Temple Street. Nearby occupiers include – **Greggs, Santander, The West Brom, Byron Burger, Second Cup Coffee, Wildwood** and the new 7,000 sq ft **Nando's** restaurant at 71 New Street.

The property is located in close proximity to one of the biggest development schemes Birmingham has seen for a generation and arguably the most important city centre development in the UK outside of London. Phase I of the Paradise development is scheduled to complete at the end of Q4 2019. There is also the added benefit of being located in immediate proximity to the extended tram line, which is set to be operational towards the end of the year.

## DESCRIPTION

The premises comprise open plan ground floor retail premises with a timber framed shop front and floor to ceiling glazing. There is a W.C. to the rear of the space. The property is Listed and is also located within a Conservation Area.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Internal Width:</b>	<b>9.24m</b>	<b>30'3"</b>
<b>Shop Depth:</b>	<b>15.23m</b>	<b>49'11"</b>
<b>Ground Floor Sales:</b>	<b>103.12m<sup>2</sup></b>	<b>1,110 sq ft</b>

## TENURE

The premises are available by way of a new effective full repairing & insuring lease for a term of years to be agreed. The lease will incorporate 5 yearly upward only rent reviews.

## EPC

Energy Performance Asset Rating of the premises currently falls within category C (74).

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

## RENT

**£100,000** per annum exclusive of rates, service charge and VAT

## VAT

The property has been elected for VAT.

## PLANNING

The premises have an existing A1 (Retail) planning consent but are considered suitable for a variety of uses subject to obtaining the necessary planning consent.

## SERVICES

None of the services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

## RATEABLE VALUE

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

**RATEABLE VALUE** **£106,000**

We suggest that all interested parties should verify the above.

## LEGAL COSTS

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

## 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

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

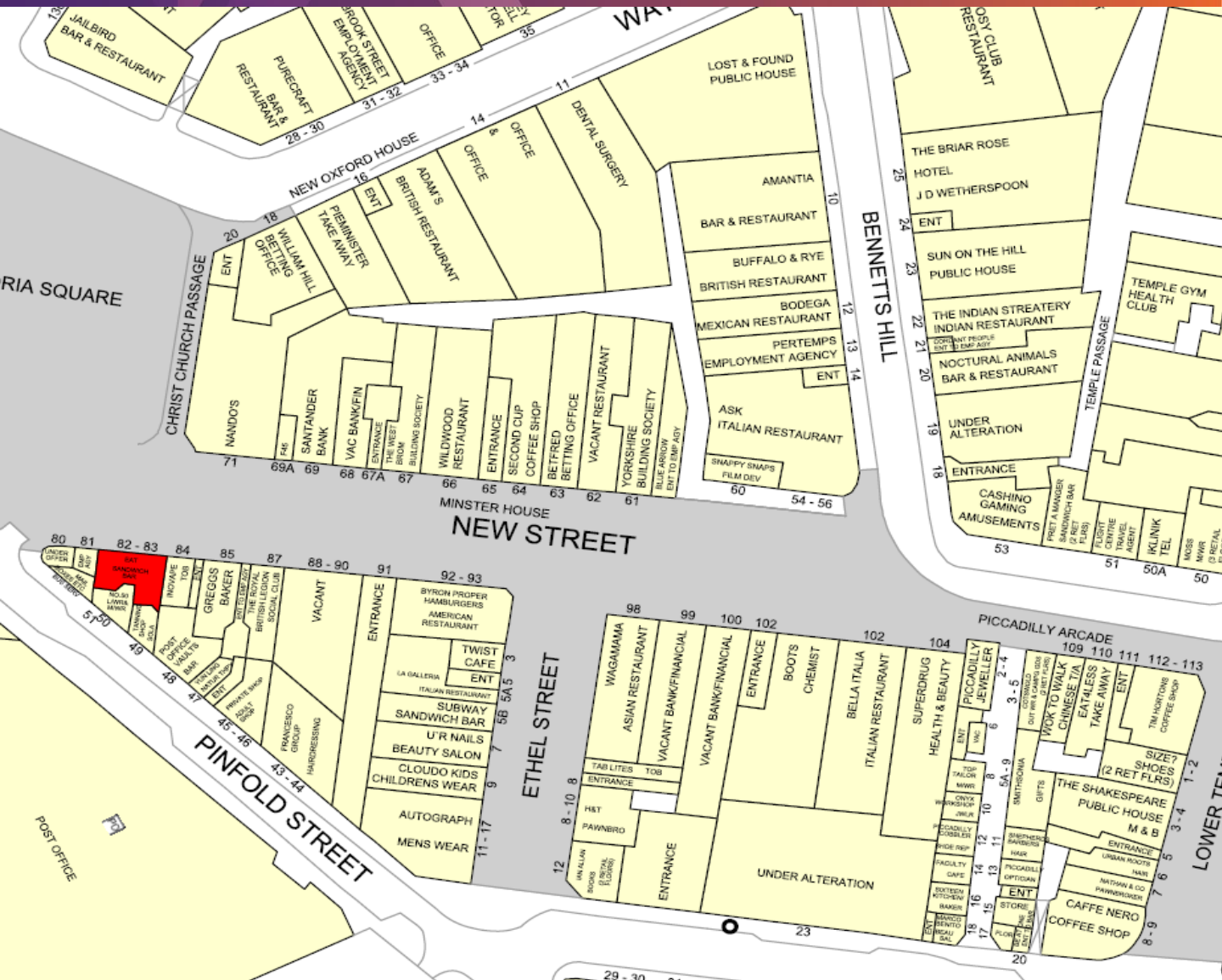
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson

Tel: 0121 400 0407

Email: [scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)