

SHOP TO LET

Unit 13 Great Western Arcade,
Birmingham, B2 5HU



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 property is situated in a prominent position within the arcade, adjacent to **Sims Footwear** and **The Pen Shop**, with nearby retailers including **Miss Macaroon** and **The Whisky Shop**.

ACCOMMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	28.70m²	309 sq ft
Basement:	27.87m²	300 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category E (103).

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

RENT

£18,500 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

There is an annual service charge of £3,805 plus 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

£12,750

*The government announced a 1-year business rates holiday for all retailers from 1st April 2020.

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 Joint Retained Agents

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

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