# **SHOP TO LET**

Unit 13 Great Western Arcade, Birmingham, B2 5HU



#### LOCATION

Birmingham is the UK seconds 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 UKs dominant retailing and leisure destination.

#### **DESCRIPTION**

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

# **ACCOMODATION**

The premises comprise of the following approximate floor areas:

Ground Floor: 28.70m<sup>2</sup> 309 sq ft Basement: 27.87m<sup>2</sup> 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**

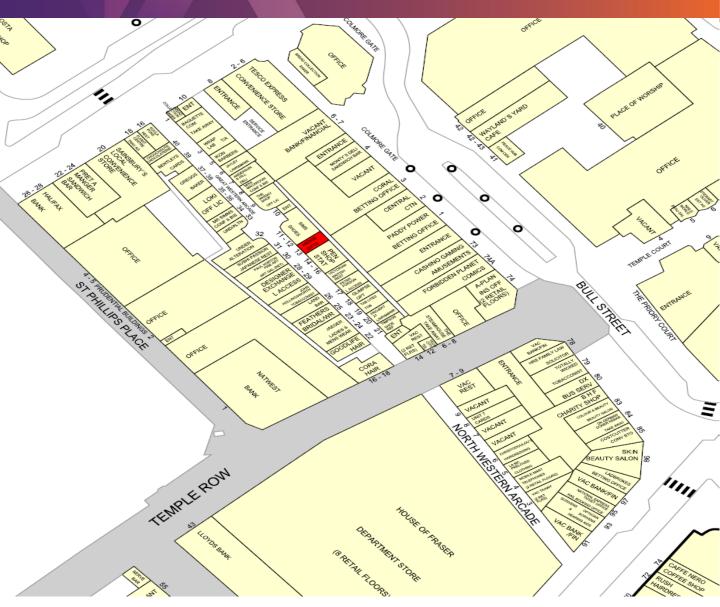
Strictly by appointment with the Joint Retained Agents

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT



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