

RETAIL UNIT TO LET

BIRMINGHAM

1 Kings Parade - B4 7SY

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

Kings Parade occupies a prominent position within the heart of Birmingham City centre's retail core, with frontages to Albert Street, Bull Street and Dale End. Retailers within the local and immediate vicinity include **Brighthouse, Greggs, CEX, McDonalds** and **IKEA**. The property benefits from 1,200 space public car park located within close proximity.

TENURE

Rental units are available on flexible terms. The lease will be contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

Offers are invited in the region of £50,000 per annum exclusive of rates, service charge and VAT.

LEGAL COSTS

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

EPC

A copy of the energy performance certificate is available upon request

Accommodation

Ground Floor Sales	2,071 sq ft	192.40 sq m
Basement	1,328 sq ft	123.38 sq m
First Floor Offices	1,811 sq ft	168.48 sq m
Second Floor Offices	2,245 sq ft	208.57 sq m

Business Rates and Service Charge

Rateable Value (2017)	£71,000
Uniform Business Rates (2018/19) (exclusive of water & sewerage)	0.493 pence
Service Charge	£4,409

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

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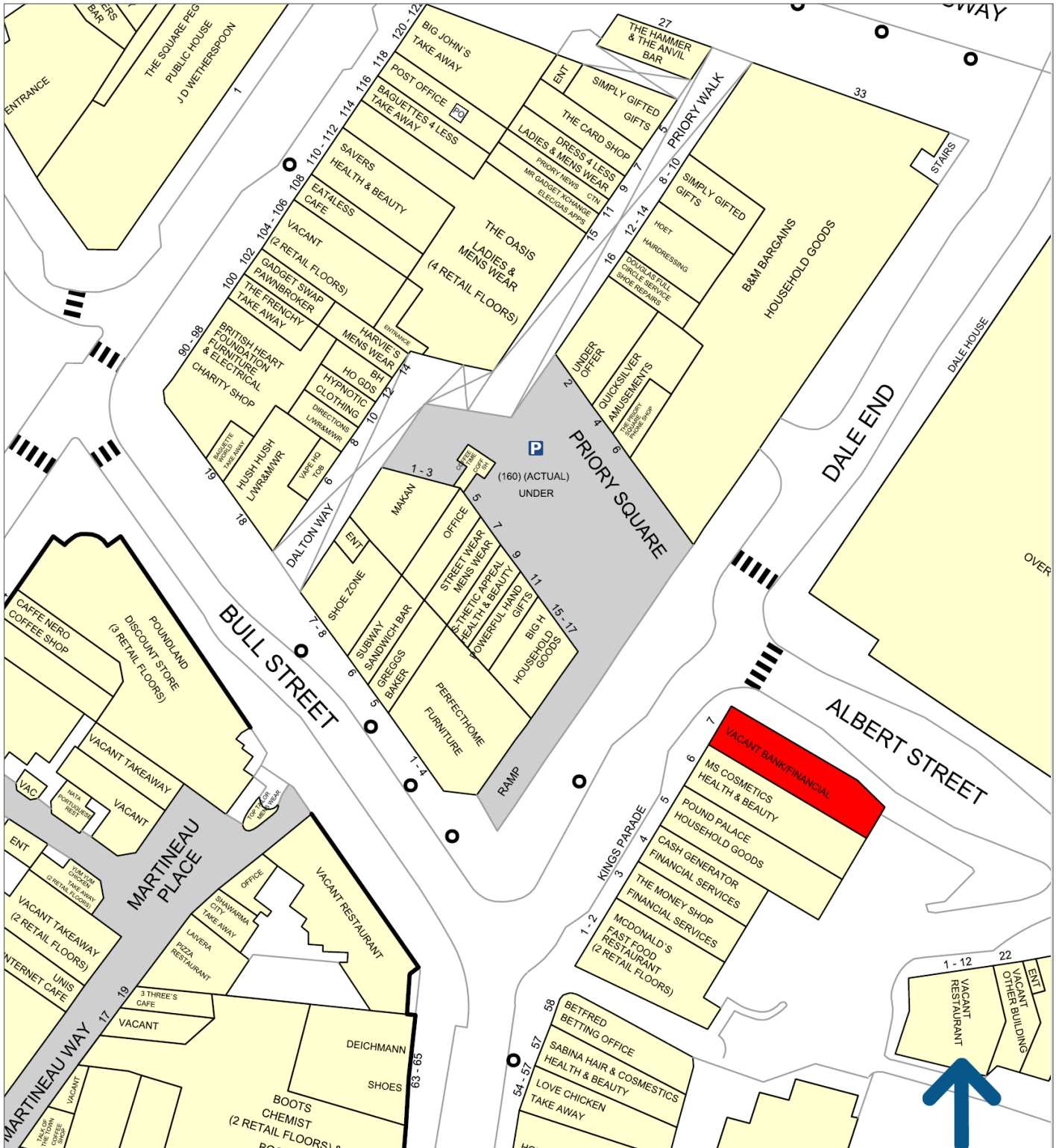
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