

RETAIL SHOP TO LET

jackson
criss

West End House, 11 Hills Place
London W1F 7SE

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www.jacksoncriss.co.uk

BIRMINGHAM – 35 UNION STREET



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£190,000 per annum exclusive.

FLOOR AREAS

| | SQ FT | SQ M |
|---------------------|------------|-------|
| Shop Frontage: | 22 ft 9 in | 7 m |
| Internal Width: | 23 ft 6 in | 7.2 m |
| Shop Depth: | 97 ft 7 in | 29.8 |
| GF Sales: | 2,311 | 214.7 |
| Basement Sales: | 1,100 | 102.1 |
| Basement Ancillary: | 870 | 80.8 |

SERVICE CHARGE

The service charge for 2018 is £13,000 per annum.

EPC

Available on request.

RATEABLE VALUE

£137,000

SUBJECT TO CONTRACT

- The property occupies a prominent location on Union Street being opposite to **Boots** and **Argos**.
- Other nearby retailer's include **Superdrug**, **Pandora**, **Poundland**, **WH Smith** and **Marks & Spencer**.



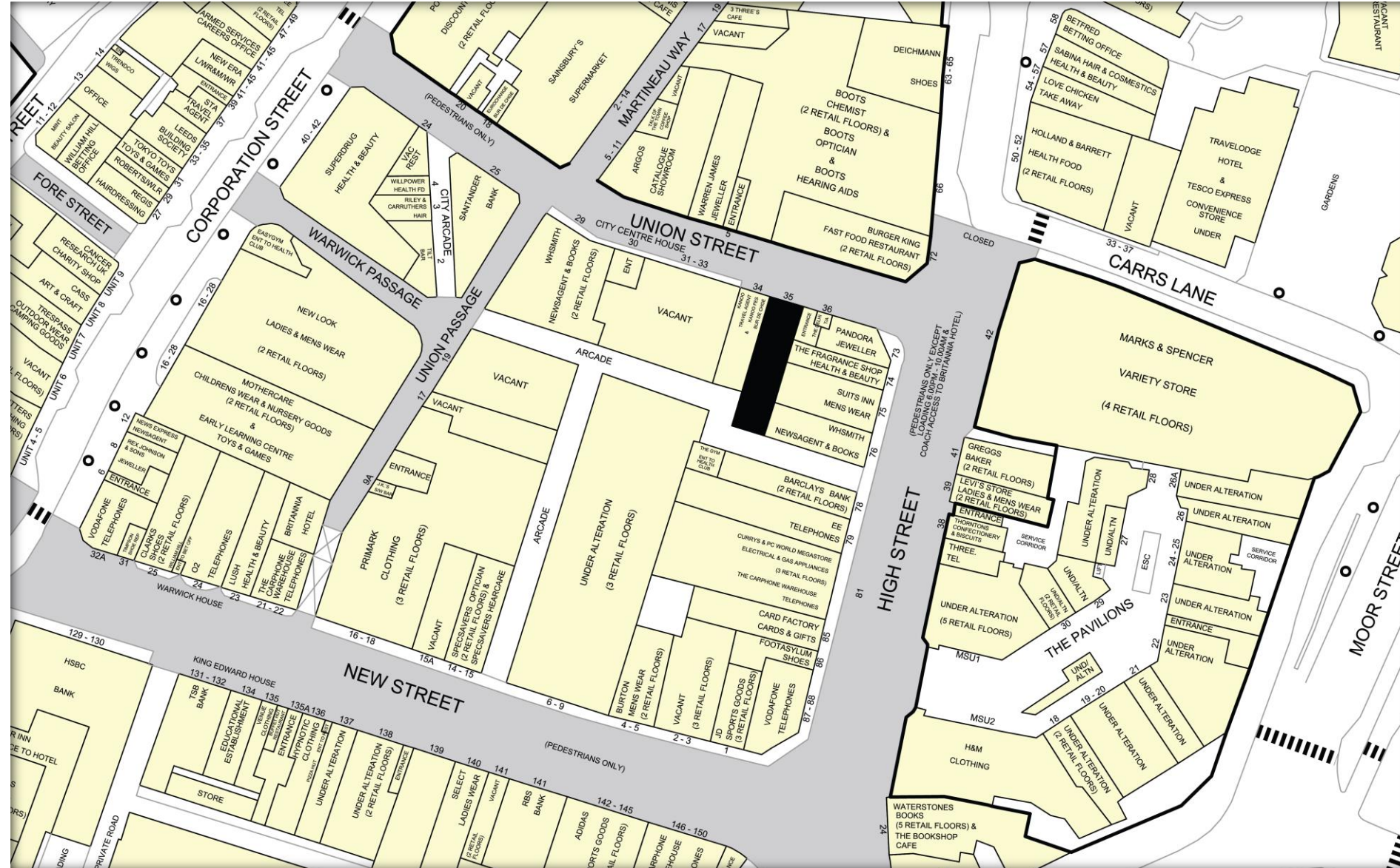
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VIEWING

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PRIMARK®



NEW LOOK

Superdrug

H&M

Clarks

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