

To Let

Unit 6, The ICC, Birmingham, B1 2EA



Location

The International Conference Centre is one of Europe's premier conference and meeting venues hosting more than 400 events and accommodating over 350,000 delegates each year such as political party conferences. It also serves as a busy connection for pedestrian traffic travelling between Brindleyplace and the CBD. Recent developments in the area include the brand new Parades scheme, Arena Central and the recently opened Centenary Square.

The shop is located within the ICC conveniently situated next door to **WH Smith, The Oak Kitchen, Subway** and **Starbucks**.

Description

A well configured ground floor retail unit.

Rent

£17,500 per annum exclusive.

Accommodation

Ground	720 sq ft	66.9 sq m
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Business Rates

The Rateable Value is included as part of the ICC assessment. Tenants pay a rates contribution of 40% of the rent to the landlord to cover their rates liability. If the unit becomes separately assessed then this arrangement ceases and the tenant becomes sole responsible for the rates liability.

Legal costs

Each party will be responsible for their own legal costs.

VAT

VAT is applicable.

Service Charge

The on account service charge for the current year is £2,462 per annum.

EPC

The EPC certificate is available on request.

Viewing

Strictly by prior appointment with the sole agents Avison Young.

