



TO LET

Retail

121-133 Sherlock Street, Southside, Birmingham, B5 6NB

3,999 sq ft (371.5 sq m) NIA

£20,000 pax

LOCATION

The property is located in the Southside area of Birmingham, at the junction of Sherlock Street with Hurst Street – and within easy walking distance of the Arcadian Centre, Chinatown and Birmingham City centre. The property is easily accessed from the A4540 Belgrave Middleway which in turn connects with all major arterial routes leading into and out of the city centre. Bus routes serve the local area, with both New Street and Moors Street railway stations within easy reach, as well as the National Express Coach Station in Digbeth.

DESCRIPTION

The subject accommodation comprises the majority of the ground floor of the total building and adjacent to Cobs Bar and Noble Betting. There is limited off street parking to the rear of the property, however there are a number and other surface and multi storey car parks in the immediate vicinity.

ACCOMMODATION

	sq m	sq ft
Offices	371.51	3,999
Total	371.51	3,999

RENT

Quoting rent is £20,000 per annum exclusive, payable quarterly in advance.

LEASE TERMS

The accommodation is available by way of a new short term lease (contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954) and subject to regular mutual break options.

BUSINESS RATES

Rateable Value: £20,250

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SERVICE CHARGE

A service charge is payable by the occupiers to cover the cost of maintenance and upkeep of communal areas such as car parking and landscaping used by all.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC

E (105)

Copy of the certificate is available on request.

VIEWING

Strictly by prior appointment:

Richard Bache

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OR

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SUBJECT TO CONTRACT

September 2018

Amended September 2018



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