

# TO LET

11-12 Great Western Arcade,  
Birmingham, West Midlands, B2 5HU



## Location

Located in the heart of Birmingham's shopping district, Great Western Arcade is the hub of thriving independent retail in the city. With entrances on Temple Row and Colmore Row, it is the perfect place to deviate from the monotony of the high street and uncover the most unique finds.

GWA is home to award-winning fashion boutiques, hair and beauty salons, food and drink experts, and so much more. Our Grade II listed arcade is loved by the city for its history, as well as its dedication to supporting leading retailers and emerging brands.

## Description

The property is located within the attractive Victorian Great Western Arcade within the heart of Birmingham's Central Business District.

Occupiers within the shopping arcade include **Loki Wine**, **Kula Poke**, **Sushi Passion**, **LAND**, **Bread Collection**, **Samo** and **Anderson and Hill**.

Address	SqM	SqFt
Ground Floor	48.77	525
Basement	15.14	163
<b>Total</b>	<b>63.92</b>	<b>688</b>

## Rent

**£30,000** Per Annum Exclusive

## Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

## Business Rates

The unit will require a new assessment. All interested parties should make their own enquiries with the Local Rating Authority.

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## EPC

A copy of the EPC is available upon request.

## Service Charge

The service charge is **£11.54 psf**.

## Planning

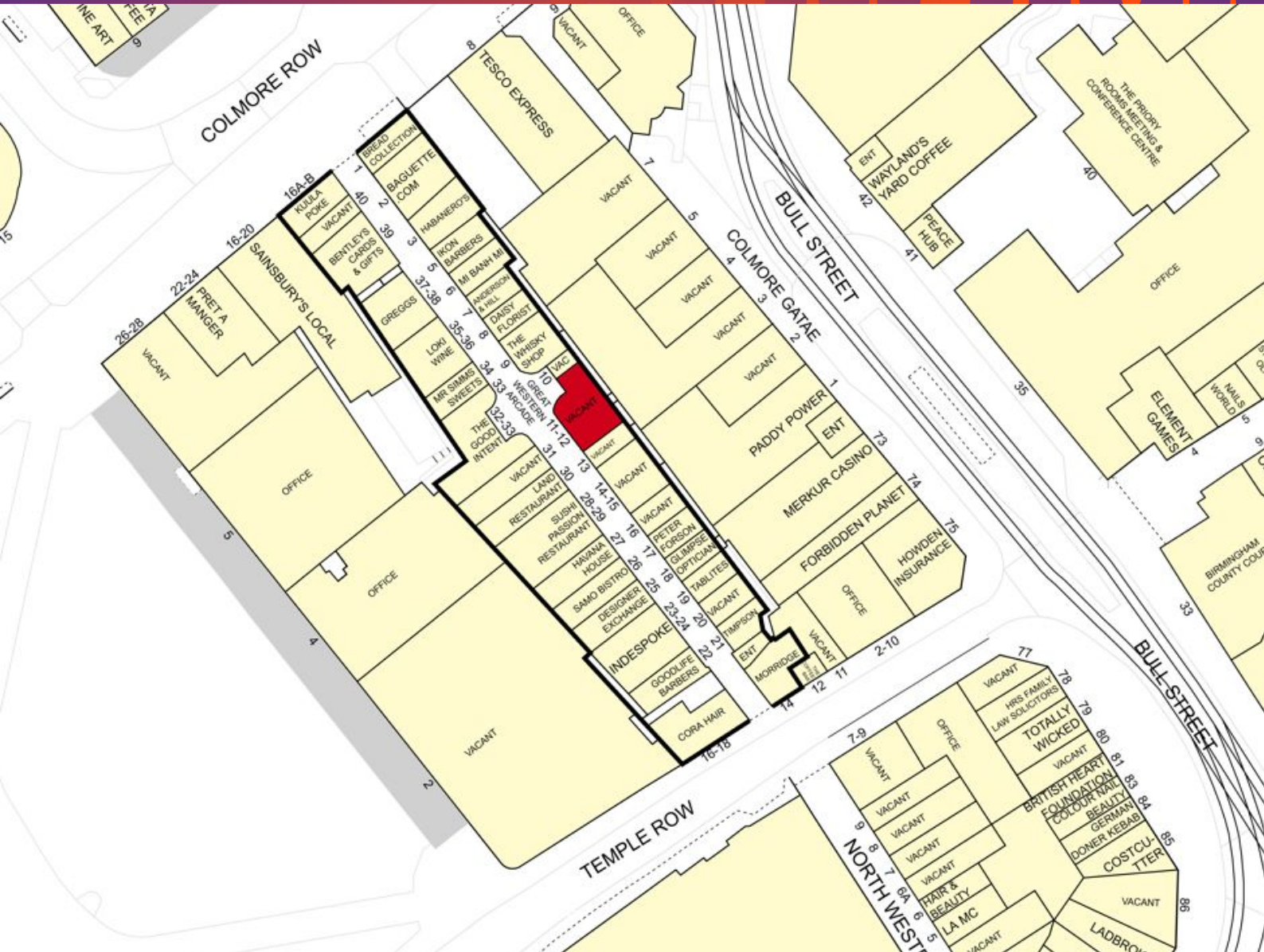
We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

## Viewings

Strictly by appointment with the Sole Retained Agents.

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