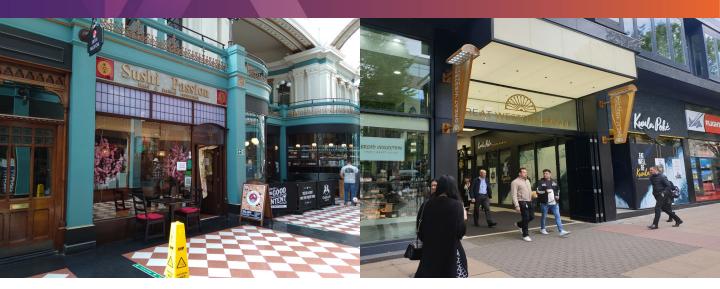
## SHOP TO LET

\*SUBJECT TO VACANT POSSESSION\* Unit 31, Great Western Arcade, Birmingham, B2 5HU



#### **LOCATION**

Birmingham is the UK seconds largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UKs dominant retailing and leisure destination.

#### **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, Designer Exchange, Pineapple Club and The Whisky Shop.

#### **ACCOMODATION**

The premises comprise of the following approximate floor areas:

Ground Floor: 63 m<sup>2</sup> 679 sq ft

#### **TENURE**

The premises are to be made available by way of a new full repairing and Insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

#### **EPC**

A copy of the Energy Performance Certificate can be made available upon request.

#### **RENT**

 $\pmb{\mathfrak{E}30,000}$  per annum exclusive of rates, service charge and VAT

#### **SERVICE CHARGE**

There is an annual service charge of £9,309 plus VAT.

#### **RATEABLE VALUE**

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

#### RATEABLE VALUE £24.000

We suggest that all interested parties should verify the above.

#### **LEGAL COSTS**

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

#### **ANTI MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

#### **VIEWINGS**

Strictly by appointment with the Sole Retained Agents.

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT



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