

On the instructions of Hammerson

## RETAIL UNIT TO LET

### 1 KINGS PARADE, BIRMINGHAM B4 7SY



#### Location

Birmingham is the UK's second city with a shopping catchment of approximately 7.2 million people within a 1 hour drive. The main retailing area in the city centre evolves around the Bullring Shopping Centre together with High Street and New Street.

#### Situation

The Square occupies a prominent position within the heart of Birmingham City centre's retail core, with frontages to Corporation Street, Bull Street and Dale End. Retailers within the local and immediate vicinity include the new in town **IKEA, Brighthouse, Greggs, CEX** and **McDonalds**. The scheme benefits from 1,200 space public car park located within close proximity.

#### Tenure

Retail units are available on flexible terms. The lease will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954 (Part II).

#### Accommodation

Ground Floor Sales	192.40 sq m	2,071 sq ft
Basement	123.38 sq m	1,328 sq ft
First Floor Offices	168.48 sq m	1,811 sq ft
Basement	208.57 sq m	2,245 sq ft

#### Rent

Offers are invited in the region of £55,000 per annum exclusive of rates, service charge and VAT.

#### EPC

A copy of the Energy Performance Certificate is available upon request.

#### Service Charge

£ (20017/18)

#### Rating Assessment

Rateable Value           £71,000  
Rate in £ (2017/2018)   47.9p

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority **\*to confirm rates payable and whether any transitional relief applies\***.

#### Legal Costs

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

#### Viewing

Strictly by appointment with the joint agents:

#### Ian Hughes

##### Rowley Hughes Thompson

Direct Tel: 0121 212 7802

Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

#### Adam Lazenbury

##### Cushman and Wakefield

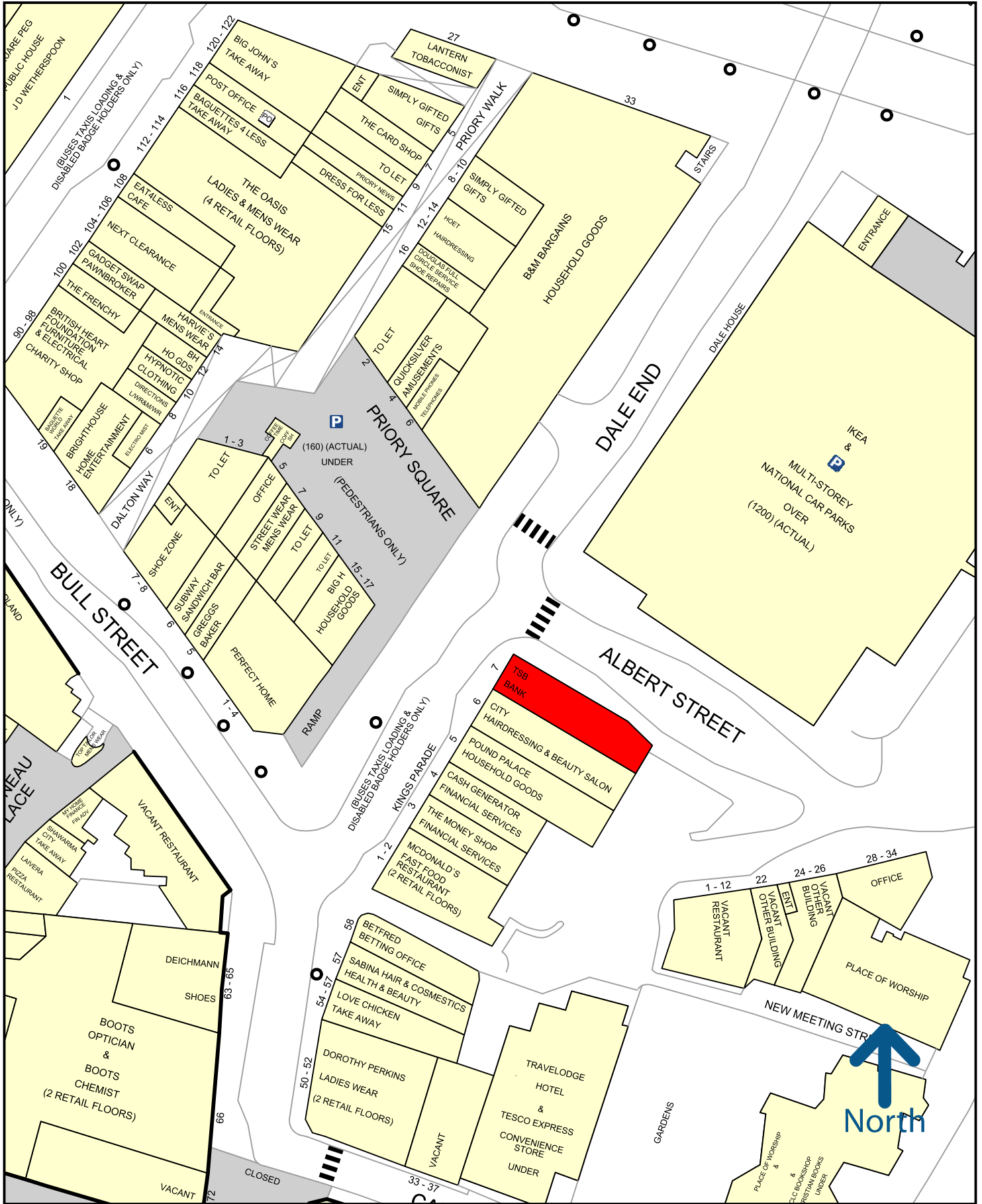
Tel: 0121 200 2050

Email: [adam.lazenbury@cushwake.com](mailto:adam.lazenbury@cushwake.com)

**Date Prepared:** April 2017

**All transactions are stated exclusive of VAT.**

**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 22/09/2016  
Created By: RHT

