

LARGE SHOP TO LET – SUBJECT TO VACANT POSSESSION 31 DALE END, BIRMINGHAM, B4 7LN



Location

The property is situated in a prominent location on Dale End which leads to Bull Street and High Street, Birmingham.

The accommodation comprises significant space on ground and first floor with areas as follows:

Ground floor area including raised area	40,600 sq ft	3,772 sq m
Basement	39,270 sq ft	3,648 sq m

Rental

We are seeking a rental in the region of £100,000 per annum

Service Charge

Subject to annual variation is in the region of £10,000

Lease

The property will be available for a term of up to 3.5 years from October 2018.

Rating Assessment

Rateable Value	£81,000
Rate in £ (2018/2019)	49.3p
Rates Payable	£39,933

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.

EPC

Available on request

Viewing

Strictly by appointment with the joint agents:

Ian Hughes

Rowley Hughes Thompson

Direct Tel: 0121 212 7802

Email: ianh@rhtretail.co.uk

Adam Lazenbury

Cushman and Wakefield

Tel: 0121 200 2050

Email: adam.lazenbury@cushwake.com

Date Revised: Oct 2018

All transactions are stated exclusive of VAT.

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 08/10/2018
Created By: RHT



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