

# ROWLEY HUGHES 1121 212 7800

### TO LET - 52/54 DALE END, THE SQUARE, BIRMINGHAM, B4 7LS

FORMER O2 ACADEMY

\*\*SUITABLE FOR VARIETY OF USES\*\*

\*\*IN EXCESS OF 42,000 SQ. FT. AVAILABLE\*\*



#### Location

Dale End is part of The Square Shopping Centre ownership and is situated in the heart of Birmingham City Centre's retail area via High Street and Bull Street. It comprises a parade of mainly local shops with a variety of A1, A2 and A3 uses.

The former O2 Academy offers large City Centre space which is suitable for a variety of uses including leisure or potential storage.

#### **Accommodation**

The property comprises significant space on ground, first and second floors with the following approximate areas:-

Total	3960 sq m	42,630 sq ft
Second Floor	668 sq m	7,160 sq ft
First Floor	1470 sq m	15,825 sq ft
Basement	1825 sq m	19,645 sq ft

#### **Tenure**

The premises are available by way of a new lease.

#### Rental

On Application.

#### **Service Charge**

£40,542 per annum (2018/2019), subject to annual variation.

#### **Rating Assessment**

Rateable Value 2018/2019 - £140,000. Rate in £ 49.3p Rates Payable £69,020

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**

The Energy Performance Asset Rating falls within Category C:63. A copy of the EPC is available upon request.

#### Viewing

Strictly by appointment with the joint agents:

#### lan 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: May 2018

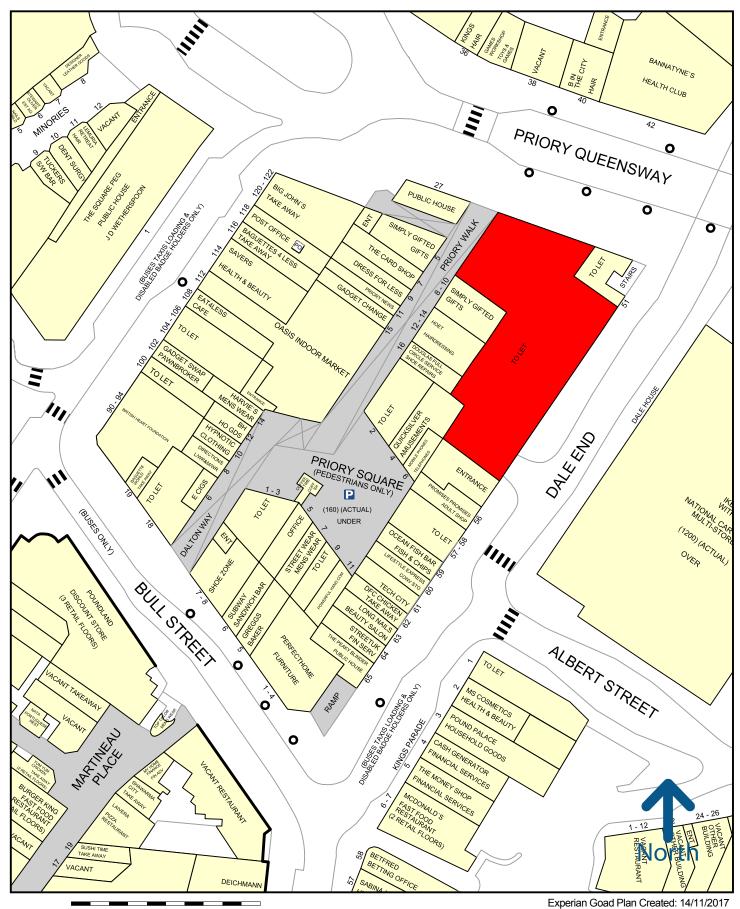
All transactions are stated exclusive of VAT.

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to teh property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







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