

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:-

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

Ian Hughes

Rowley Hughes Thompson

Direct Tel: 0121 212 7802

Email: ianh@rhtretail.co.uk

Adam Lazenbury

Cushman and Wakefield

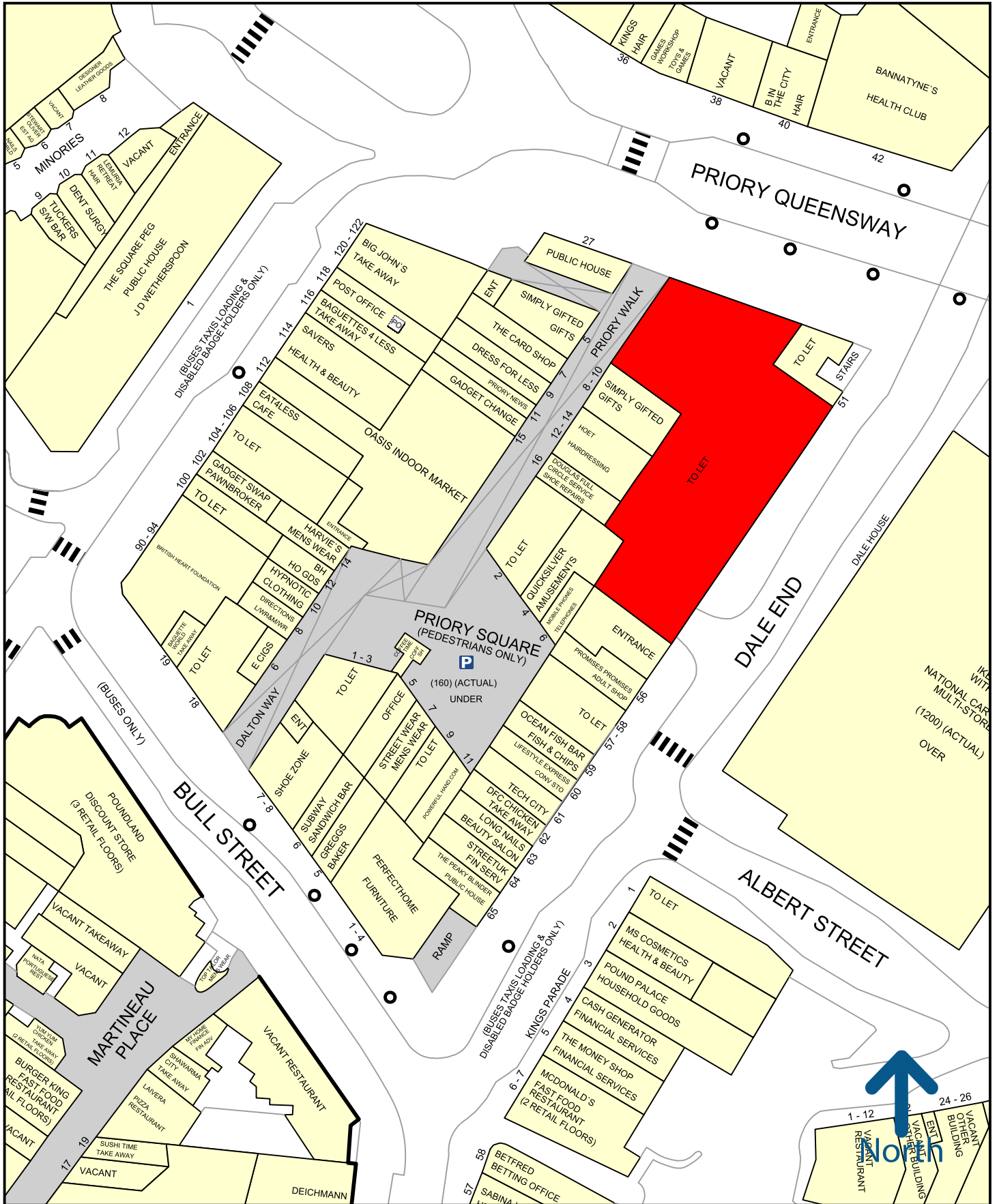
Tel: 0121 200 2050

Email: adam.lazenbury@cushwake.com

Date Revised: May 2018

All transactions are stated exclusive of VAT.

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 14/11/2017
Created By: RHT

