

# TO LET MAY SUBDIVIDE

# 88/91 NEW STREET BIRMINGHAM B2 4BA

# A1 A3 POSSIBLE (SUBJECT TO VACANT POSSESSION)



#### Location

The property is located in a very prominent position in central Birmingham on the pedestrianised section of New Street near to Victoria Square. There is considerable pedestrian flow on this section of New Street from shoppers and from the office sector. In the near vicinity there has been a number of A3 lettings including **Ask, Wagamama, Bella Italia** and **Byron Burger**.

This section of New Street forms part of the circuit from the city centre to Brindleyplace and Broad Street bars, restaurants and offices.

# Description

The property is arranged over ground, lower ground, first floor and basement with the following approximate floor areas.

Total:	1,169 sq m	12,583 sq ft	
Ground Floor Sales First Floor Sales Basement Storage	408.68 sq m 440.92 sq m <u>319.40 sq m</u>	(4,399 sq fi (4,746 sq ft (3,438 sq ft	)
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Alternatively the premises can be split subject to demand.

#### Lease

The property will be available by way of a new lease for a term of years to be agreed.

Rent

£215,000

#### **Rating Assessment**

To be assessed on completion of works.

Service Charge

The current service charge is £5133 per annum which is subject to annual variation.

# Legal Costs

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

# EPC

Available on request.

# Viewing

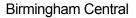
Strictly by appointment with the sole agent.

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Date: February 2019 All transactions are stated exclusive of VAT

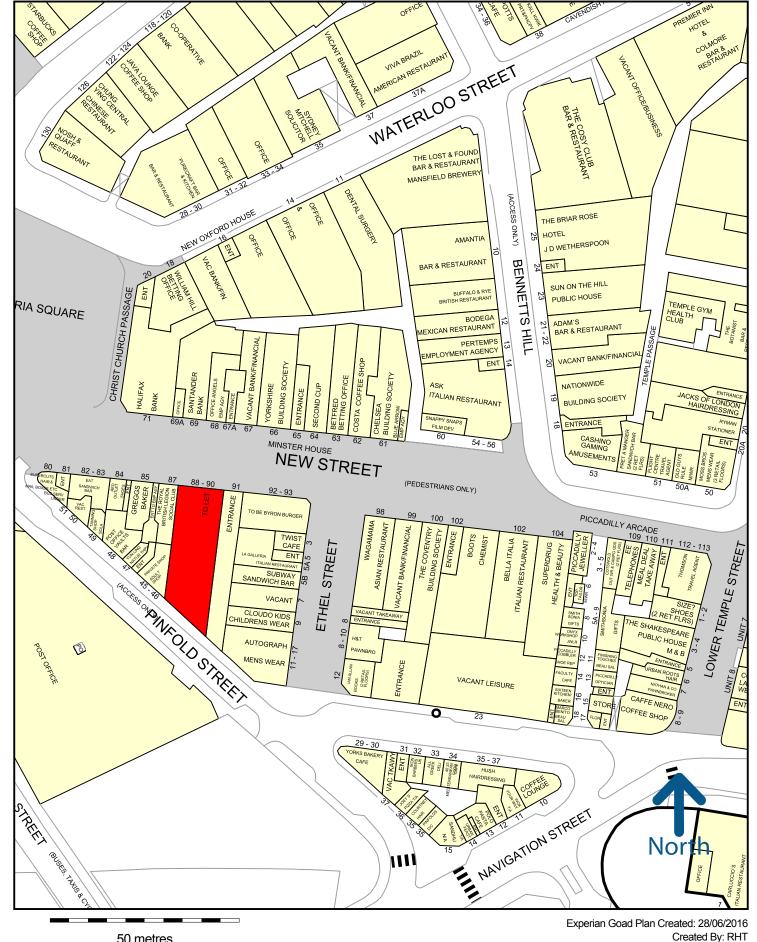
SUBJECT TO CONTRACT

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50 metres

Partner

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