



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

9 PRIORY WALK, THE SQUARE SHOPPING CENTRE, BIRMINGHAM

Location

The Square Shopping Centre is situated in the heart of Birmingham City Centre in between the bus station pick up and drop offs on Bull Street an Priory Queensway in between High Street and Corporation Street. The scheme is anchored by **B & M Stores** and the **Oasis Indoor Market**.

Description

The subject premises are situated in the heart of the Shopping Centre, nearby retailers include Priory News, Hoet Hairdressing Academy and Gadget Exchange.

Accommodation

The property comprises a retail premises on ground floor and mezzanine floors with the following approximate areas:-

Ground Floor Sales	91.1 sq m	981 sq ft
Mezzanine	16.6 sq m	179 sq ft
Staff	26.30 sq m	283 sq ft

Tenure

The premises are available by way of a new lease with a rolling Landlord redevelopment break clause from Jan 2021.

Rental

£20,000 per annum exclusive of service charge, business rates, building insurance and VAT.

Service Charge

The current service charge for the unit is **£7728** (18/19) per annum, subject to variation.

Rating Assessment

Rateable Value	£14,000
Rate in £ (2018/19)	48p
Rates Payable	£6,720

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.

Energy Performance Rating

A full EPC available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing Strictly by Appointment with the Joint Agents:

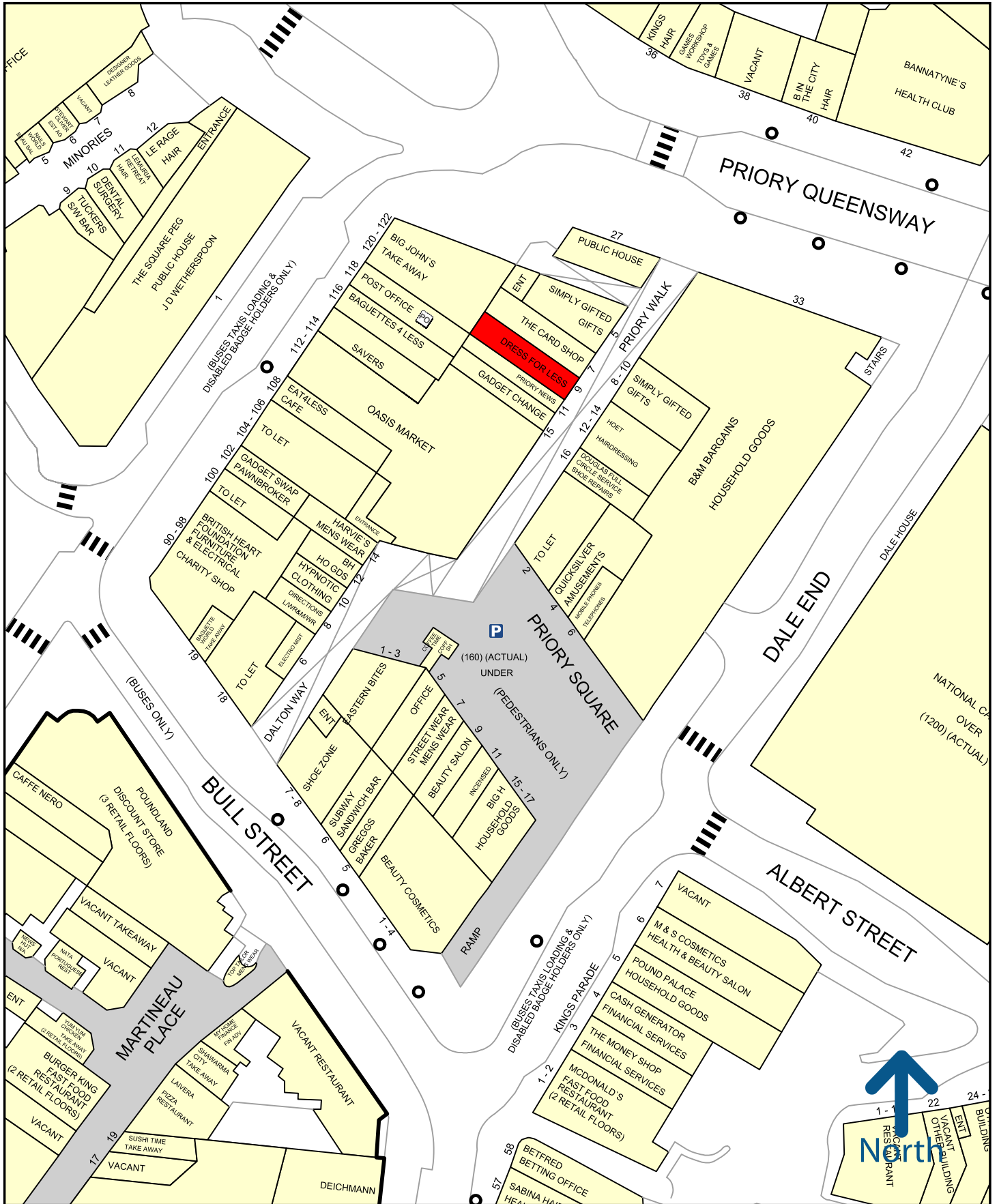
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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.



Experian Goad Plan Created: 13/02/2019
Created By: RHT

