



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



TO LET MAY SUBDIVIDE PER FLOOR ONLY

**88/91 NEW STREET, BIRMINGHAM
B2 4BA**

CLASS E PLANNING

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, Second Cup Coffee Shop and Nandos**.

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:-

Accommodation

Ground Floor Sales	408.68sqm	4,399 sqft
First Floor Sales	440.92sqm	4,746 sqft
Basement Storage	319.40sqm	3,438 sqft
Total	1,169sqm	12,583sqft

Alternatively, the premises can be split per floor subject to demand.

Lease

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

Rent

Offers over £200,000

Rating Assessment

RV to be re-assessed.

Rates Payable – Nil until April 2021

Service Charge

The current service charge is approximately £5,000 per annum which is subject to annual variation.

EPC Rating

Available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:

Ian Hughes
Rowley Hughes Thompson
Mobile: 0779 5147634
Email: ianh@rhtretail.co.uk

Date prepared: November 2020. Transactions are stated exclusive of VAT, Subject to Contract



50 metres

Experian Goad Plan Created: 24/11/2020
Created By: RHT



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