



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET MAY SUBDIVIDE PER FLOOR ONLY

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

CLASS E PLANNING

Location

New Street continues to be one of the busiest parts of Birmingham shopping area as being the main link between Victoria Square and the Bull Ring.

Over the past few years this area has transformed itself into a restaurant and leisure location and attracts both shoppers and office workers feeding from Bennetts Hill and Temple Street.

The subject premises are situated adjacent to **Fat Burgers**, other occupiers of note within the area include **KFC, German Donner Kebab, Yakinori, Second Cup Coffee, Bella Italia, Wildwood, Nandos, and Wagamama,**

This section of New Street also forms part of the leisure circuit from the city centre to Brindleyplace and Paradise 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

On Application

Rating Assessment

RV to be re-assessed.

Rates Payable – Not known until re-assessment although likely to be based upon approximately 50% of headline rent agreed.

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.

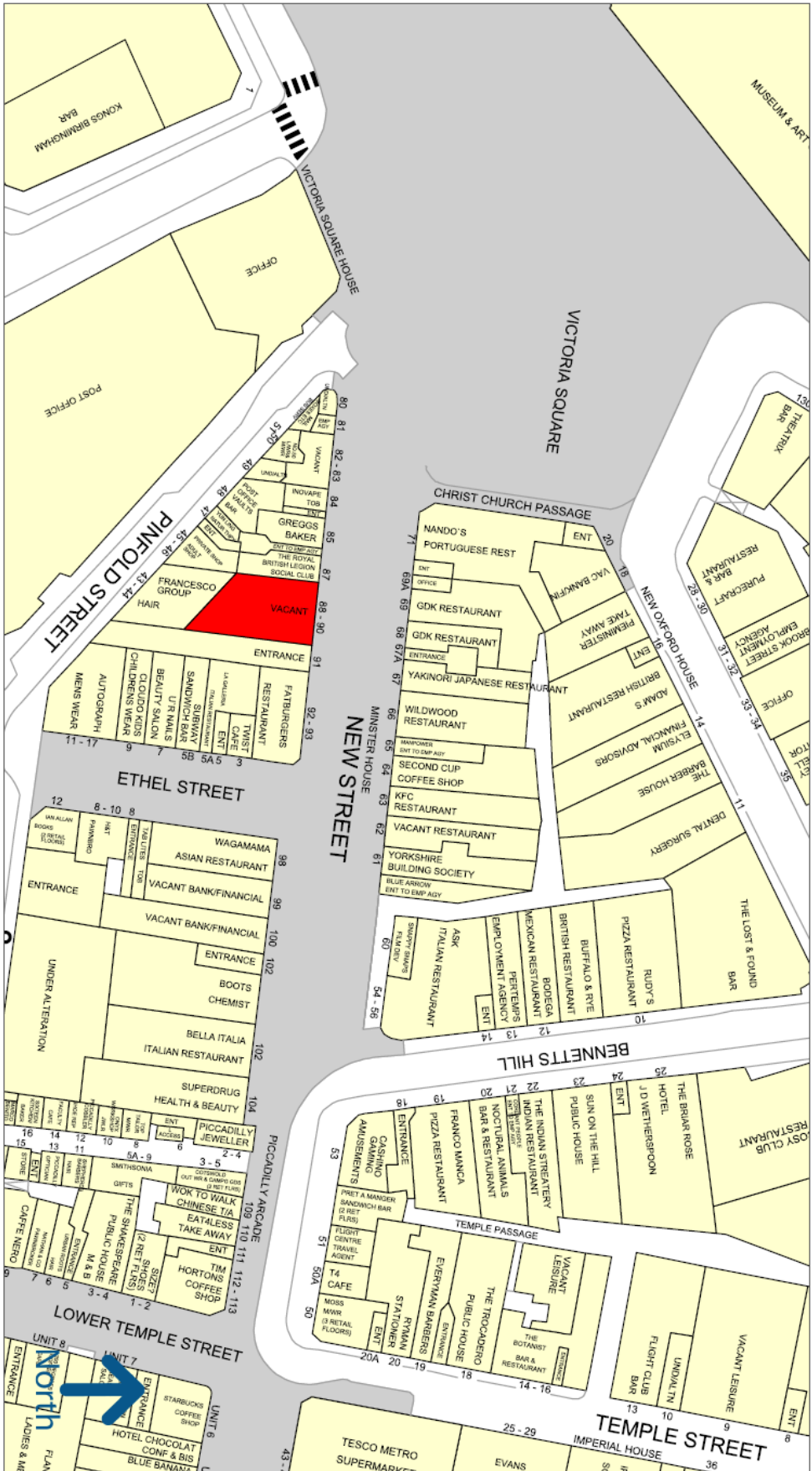
Viewing

Strictly by appointment with the sole agent:

Ian Hughes
Rowley Hughes Thompson
Mobile: 0779 5147434
Email: ianh@rhtretail.co.uk

Date prepared: Sept 2022. Transactions are stated exclusive of VAT.

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