



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



TO LET – RETAIL UNIT

1 KINGS PARADE, BIRMINGHAM B4 7SY

Location

Birmingham is the UK's second city with a shopping catchment of approximately 7.2 million within a 1 hour drive. The main retailing area in the city centre evolves around the Bullring Shopping Centre together with High Street and New Street.

The Square occupies a prominent position within the heart of Birmingham City centre's retail core, with frontages to Corporation Street, Bull Street and Dale End. Retailers within the local and immediate vicinity include the new in town **HMV Vault, Greggs, CEX** and **McDonalds**. The scheme benefits from 1,200 space public car park located within close proximity.

Tenure

Retail units available on flexible terms. The lease will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954 (Part II). There will be a Landlord only rolling break from July 2022.

Accommodation

Ground Floor Sales	192.40 sq m	2,071 sq ft
Basement	123.38 sq m	1,328 sq ft
First Floor Offices	168.48 sq m	1,811 sq ft
Basement	208.57 sq m	2,245 sq ft

Rent

Offers are invited in the region of £30,000 per annum exclusive of rates, service charge and VAT.

Rating Assessment

Rateable Value	£71,000
Rate in £ (2019/2020)	50.4p
Rates Payable	35,784p

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 Certificate

A copy of the Energy Performance Certificate is 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.

Ian Hughes

Rowley Hughes Thompson

Direct Dial: 0121 212 7802

Email: ianh@rhretail.co.uk

Adam Lazenbury

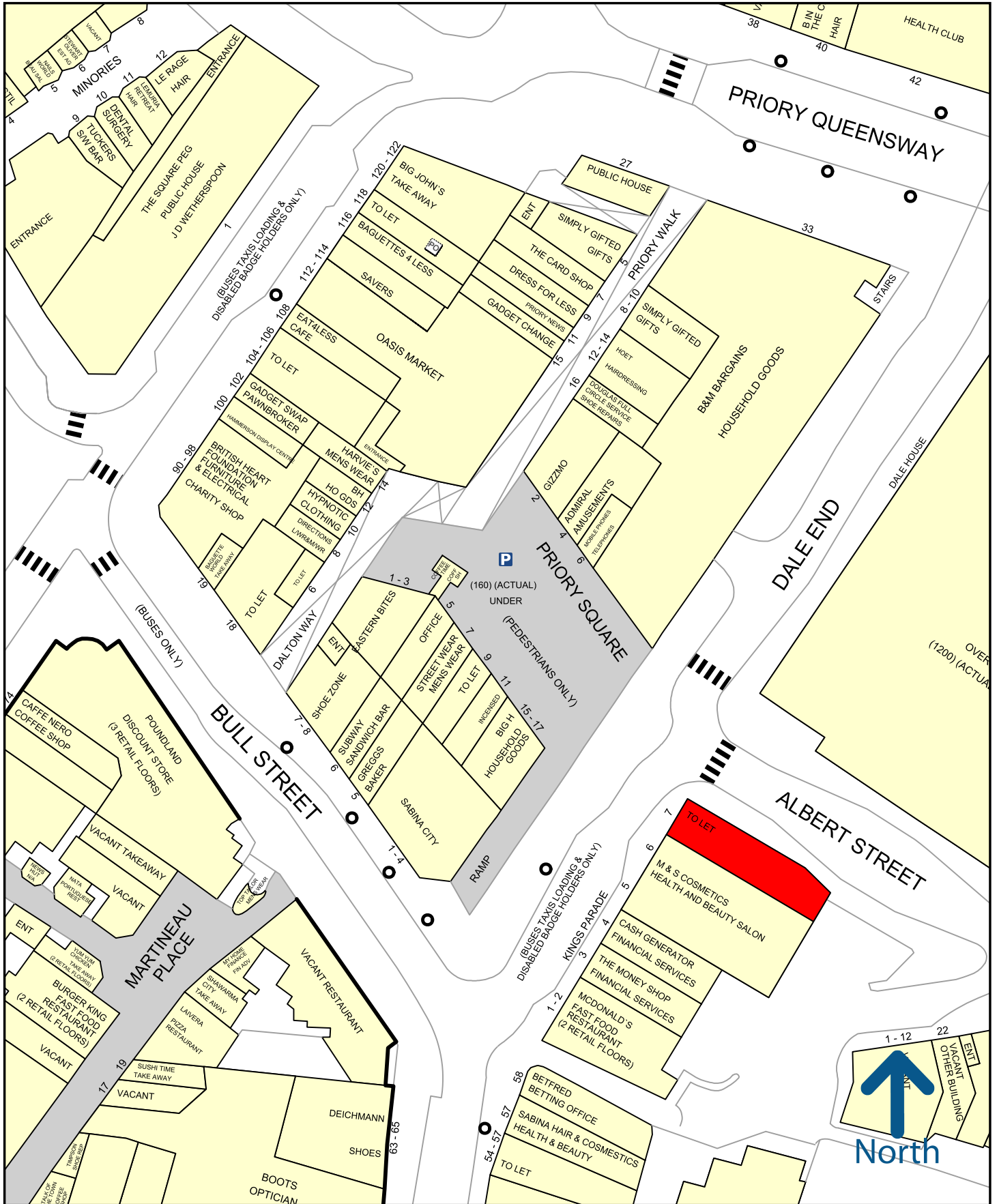
Cushman and Wakefield

Direct Dial 0121 200 2050

Email: adam.lazenbury@cushwake.com

Date Amended : January 2020 transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



50 metres

Experian Goad Plan Created: 15/01/2020
Created By: RHT

