Location
Birmingham is the UK’s second city with a shopping catchment of approximately 7.2 million people 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.

Description
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 Greggs, CEX and McDonalds. The scheme benefits from 1,200 space public car park located within close proximity.

Accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>2675</td>
</tr>
<tr>
<td>Basement</td>
<td>1931</td>
</tr>
</tbody>
</table>

Tenure
Retail units are 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) with a rolling break from June 2022.

Commencing Rental
£50,000 per annum exclusive of service charge, business rates, building insurance and VAT.

Service Charge
£3509 (2018/19)

Insurance
£1104 (2018/19)

Rating Assessment
Rateable Value (18/19) £64,500
Rate in £ (18/19) 49.3p
Rates Payable £31,798.50

The 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
D:76 – 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:
Ian Hughes
DD: 0121 212 7802
E: ianh@rhtretail.co.uk

Adam Lazenbury
Cushman and Wakefield
DD: 0121 200 2050
Email: adam.lazenbury@cushwake.com

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