



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## RETAIL UNIT TO LET

### 3 KINGS PARADE, BIRMINGHAM, B4 7LN

#### 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

Ground Floor	2675	248.5
Basement	1931	179.4

#### 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 (2019/20)

#### Rating Assessment

Rateable Value (19/20)	£64,500
Rate in £ (19/20)	49.1p

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.

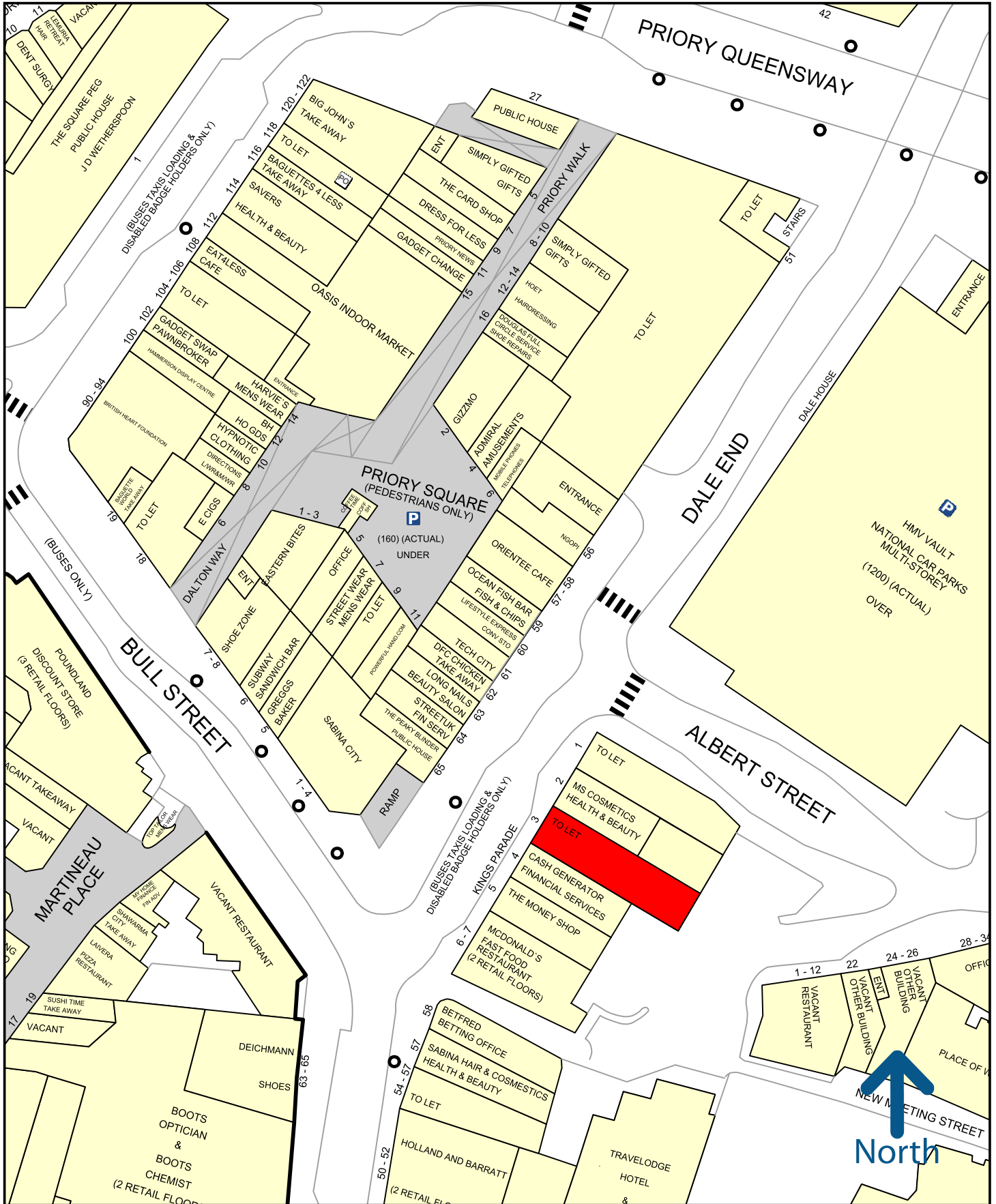
#### Viewing strictly by appointment with the joint agents:

Ian Hughes  
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E: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

Adam Lazenbury  
Cushman and Wakefield  
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Date Amended: August 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres

Experian Goad Plan Created: 19/08/2019  
Created By: RHT

