

TO LET MAY SUBDIVIDE

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

A1 A3 POSSIBLE (SUBJECT TO VACANT POSSESSION)



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** and **Byron Burger**.

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.

Ground Floor Sales	408.68 sq m	(4,399 sq ft)
First Floor Sales	440.92 sq m	(4,746 sq ft)
Basement Storage	<u>319.40 sq m</u>	<u>(3,438 sq ft)</u>

Total: 1,169 sq m 12,583 sq ft

Alternatively the premises can be split subject to demand.

Lease

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

Rent

£215,000

Rating Assessment

To be assessed on completion of works.

Service Charge

The current service charge is £5133 per annum which is subject to annual variation.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Available on request.

Viewing

Strictly by appointment with the sole agent.

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Date: February 2019
All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT

