

SUBSTANTIAL RETAIL PREMISES TO LET – GROUND AND FIRST FLOOR

99 NEW STREET BIRMINGHAM, B2 4HS

****SUBJECT TO VACANT POSSESSION – A3 USE PREFERRED****



Location

Birmingham is situated in the heart of the West Midlands conurbation and close to a number of major motorway routes. The principal access to the City Centre is via the Aston Expressway (A38M) which is linked to Junction 6 of the M6 motorway.

The subject premises are located within Birmingham City Centre's retail core on New Street which is pedestrianised. The premises are situated adjacent to **Wagamama Restaurant**, other occupiers of note in the immediate vicinity include **Bella Pasta**, **Superdrug** and **Boots The Chemist**. **Ask Restaurant** are situated opposite in this A3 sector of New Street.

Description

The subject premises comprise a ground floor retail area with a sales staircase leading up to extensive sales/ancillary accommodation at first floor level. Loading is facilitated to the rear of the first floor.

Accommodation

Gross Frontage	7.62 m	25' 0"
Internal Width	7.31 m	24' 0"
Ground Floor Depth	9.06 m	29' 9"
Ground Floor Sales	60.10 sq m	647 sq ft
First Floor Sales/Ancillary	464 up to	5,000 sq ft

Rating

Rateable Value	£116,000
Rate in £ (2018)	0.493 p

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.

Service Charge

£25,260 pa.

Planning

We believe that the premises can be used for a variety of uses and currently has Sui generis use. We consider that the whole of the premises would be suitable for A3 use (subject to a change of planning consent).

Tenure

The premises are offered by way of a new 10 year effectively fully repairing and insuring Lease subject to a rent review at the expiry of the 5th year of the term.

Rental

£80,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Viewing

Strictly by appointment with the joint agents.

Ian Hughes

Rowley Hughes Thompson

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Adam Lazenbury

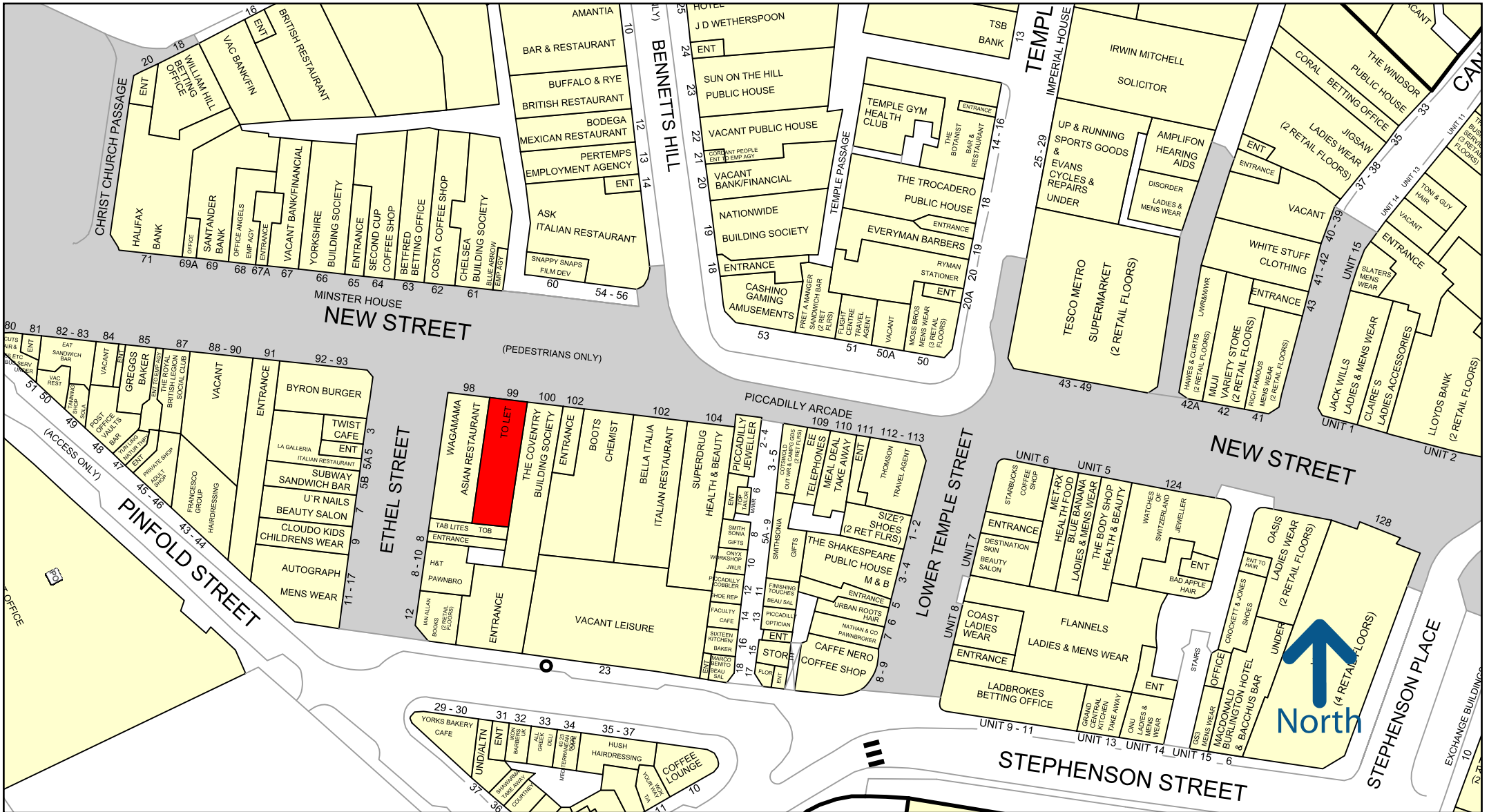
Cushman and Wakefield

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Date Amended: October 2018

**All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 17/11/2016

Created By: RHT



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