



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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On the Instructions of Hammerson

SHOP TO LET - 57/58 DALE END, THE SQUARE SHOPPING CENTRE, BIRMINGHAM

SUBJECT TO VACANT POSSESSION

Location

Dale End is part of The Square Shopping Centre ownership and is situated in the heart of Birmingham City Centre's retail area accessed from High Street and Bull Street. It comprises a parade of mainly local shops with a variety of A1, A2 and A3 uses.

Accommodation

The property comprises a retail premises on ground floor only with the following approximate areas:-

Ground Floor Sales	129.5 sq m	1,934s q ft
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Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Rating Assessment

Rateable Value	£29,500
Rate in £ (2019/2020)	49.1p

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.

Rental

Rental offers in the region of £25,000 pa exclusive are invited exclusive of rating, service charge and VAT.

Service Charge

Service Charge 19/20 £9,863 pa.

EPC

The Energy Performance Asset Rating falls within Category E:118. A copy of the EPC is available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs.

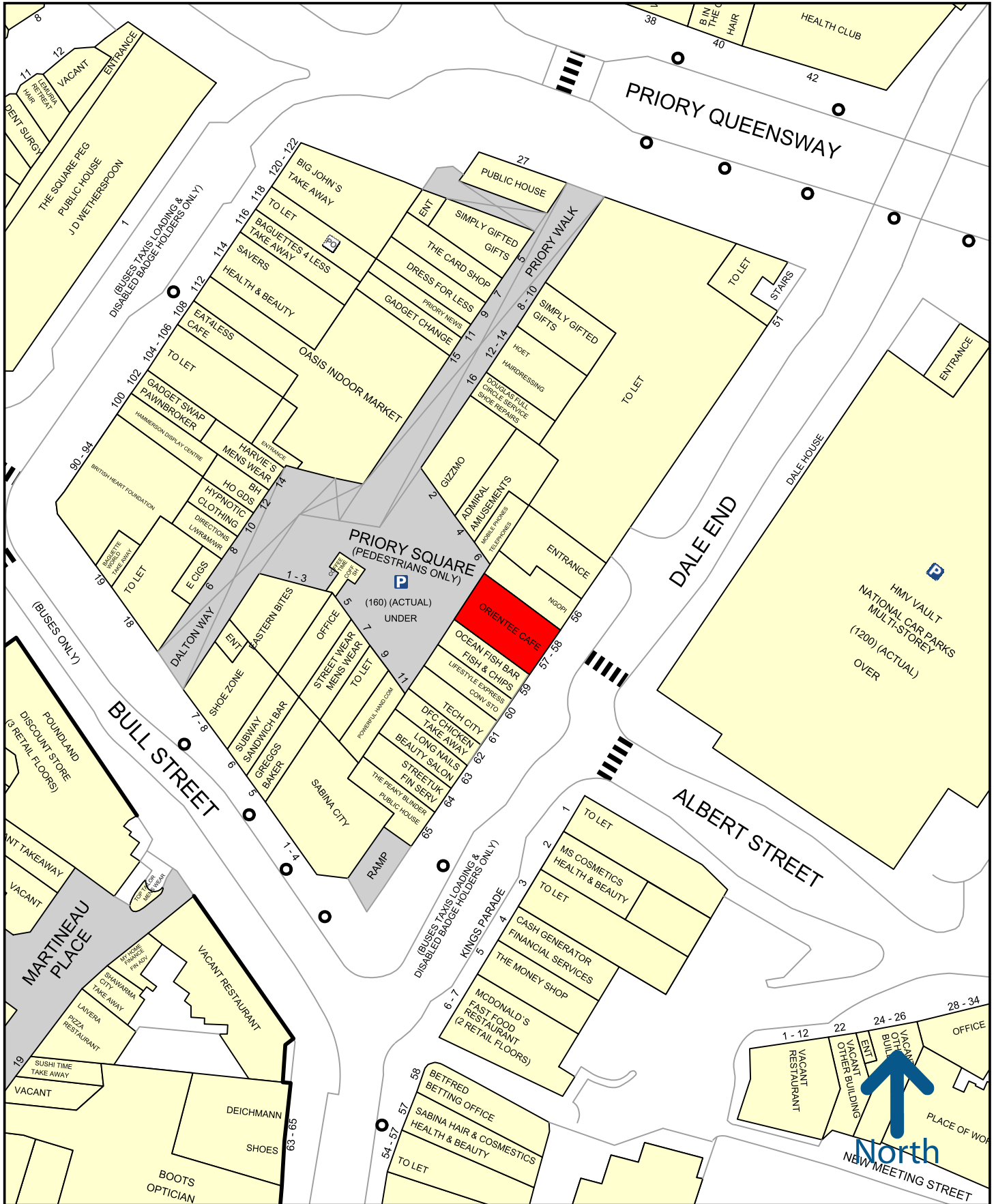
Viewing strictly by appointment with the joint agents:-

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

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50 metres

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