



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ

ON THE INSTRUCTIONS OF HAMMERSON

**18 BULL STREET
BIRMINGHAM
B4 7LB**

(Subject to Vacant Possession)



Location

The property is situated in an extremely busy location being adjacent to the entrance to **The Square Shopping Centre** with 8 million visitors per annum. The property is situated on a prominent corner location adjacent to **Shoe Zone, Subway, Greggs and Sabina City**.

Description

The property comprises a shop on ground and basement levels only, with the following approximate areas:-

Ground Floor Sales	186.5 sqm	2,008 sqft
Basement, Kitchen and Storage	164.9 sqm	1,775 sqft

Rental

A new lease is available upon request with a landlord rolling break from September 2022.

Service Charge

£41,372 pa 2020/2021 subject to annual variation.

EPC

Full EPC available upon request.

Rating Assessment

The property is assessed for rates as follows:

Rateable Value £88,000
 Rate in £ 50.4p (2020/21)
 Rates Payable Currently suspended until March 2021

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.

Legal Costs

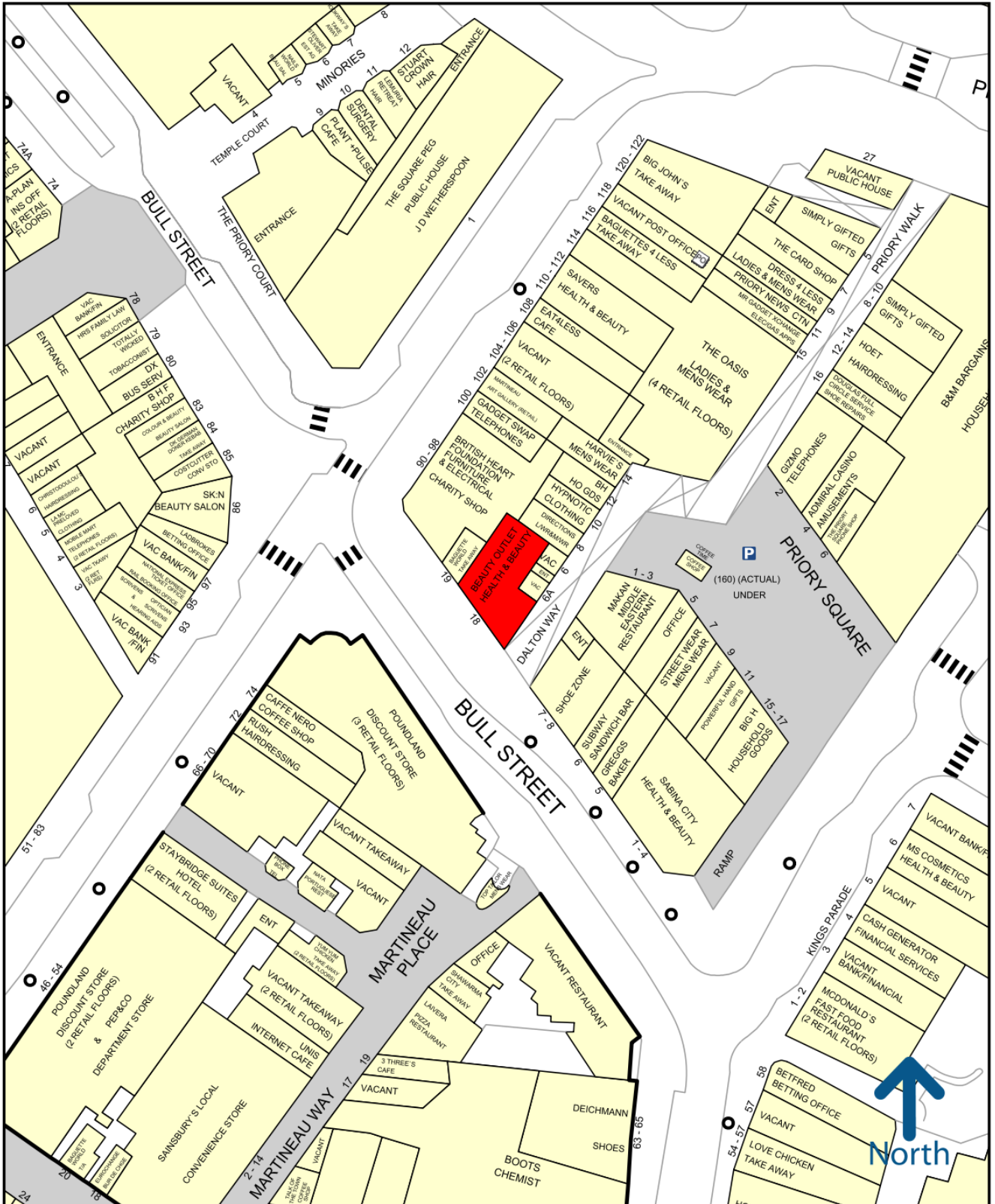
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

By appointment with the sole agent:-

Ian Hughes
Rowley Hughes Thompson
 Direct Tel: 0121 212 7802
 Email: ianh@rhretail.co.uk

Date prepared July 2020. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 10/08/2020
Created By: RHT

