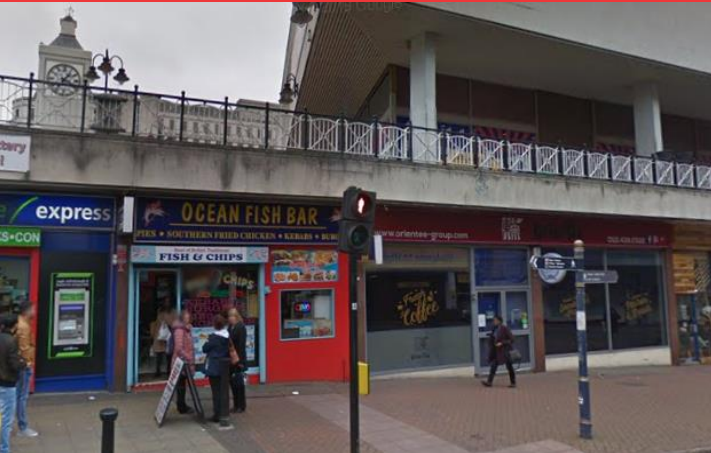




ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



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 |
|--------------------|------------|-------------|

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

No rates payable until April 1st 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.

Rental

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

Service Charge

Service Charge 20/21 £10,774 pa subject to annual review.

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 sole agent:-

Ian Hughes

Rowley Hughes Thompson

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