



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

SELF CONTAINED FIRST FLOOR ACCOMMODATION WITH ENTRANCE FROM NEW STREET

**61 NEW STREET
BIRMINGHAM B2 4DU**

Location

New Street continues to be one of the busiest parts of Birmingham shopping areas being the main link between Victoria Square and the Bull Ring. Over the past few years this area has attracted itself as an A3 location and attracts both shoppers and office workers feeding from Bennetts Hill and Temple Street.

This section of New Street also forms part of the circuit from the City Centre, Brindley Place and Broad Street bars, restaurants and offices.

The subject premises are situated adjacent to **Second Cup** and **Wildwood** opposite to **Byron & Wagamama**.

Accommodation

Ground Floor	248 sqft	23.0 sqm
First Floor	3,142sqft	292 sqm

Lease

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

Rental

Offers based on £60,000 are invited.

Rating Assessment

Rateable Value £78,500

Rates Payable 2020/21 - £40,192

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.

EPC

Available on request

Legal Costs

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

Viewing

Strictly by appointment with the joint agents:

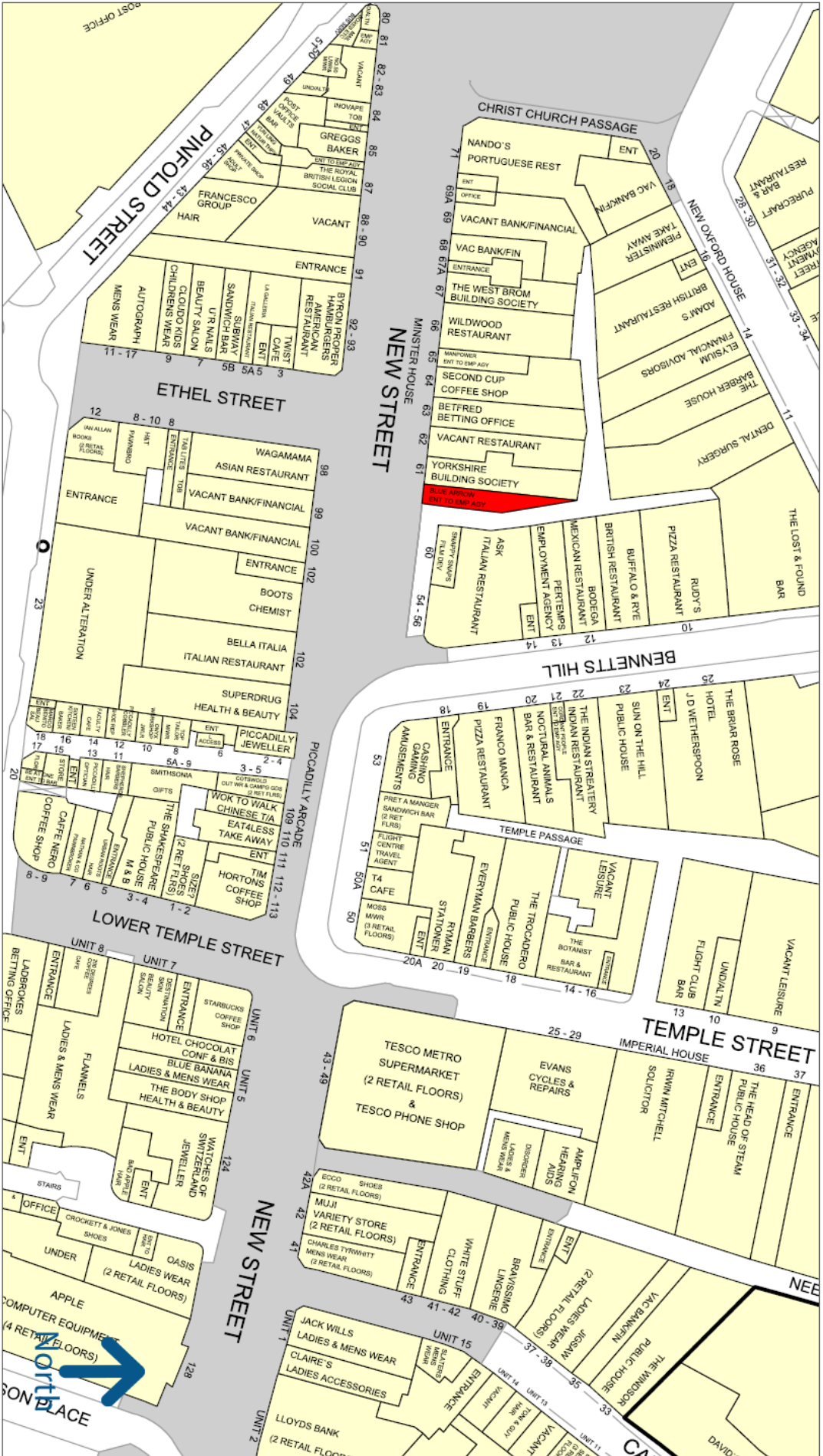
Ian Hughes
Rowley Hughes Thompson
Mobile: 07795 147434
Email: ianh@rhtretail.co.uk

Or via Joint Agent:

JLL
Tel: 0121 643 6440

Date prepared: June 2021. Transactions are stated exclusive of VAT,
Subject to Contract

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50 metres



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Experian Goad Plan Created: 23/06/2021
Created By: RHT