



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## TO LET

### 11 PRIORY WALK THE SQUARE SHOPPING CENTRE BIRMINGHAM B4 7LJ

### SUITABLE AS A NEWSAGENT

#### Location

The Square Shopping Centre is situated in the heart of Birmingham City Centre in between the bus station pick up and drop offs on Bull Street and Priory Queensway in between High Street and Corporation Street. The scheme is anchored by **B&M Stores** and the **Oasis Indoor Market**.

#### Description

The subject premises are situated in the heart of the Shopping Centre, nearby retailers include **Priory News, Hoet Hairdressing Academy and Gadget Exchange**.

#### Accommodation

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

<b>Ground Floor Sales</b>	<b>29.6 sqm</b>	<b>318 sq ft</b>
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#### Tenure

The premises are available by way of a new lease with a rolling Landlord redevelopment break clause from Jan 2023.

#### Rental

£12,500 per annum exclusive of service charge, business rates, building insurance and VAT.

#### Service Charge

The current service charge for the unit is £2,551 (21/22) per annum, subject to variation.

#### Rating Assessment

Rateable Value £6,300

Rates Payable 2021/22 - £3,143.70

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.

#### Energy Performance Certificate

A Full 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 sole agent:

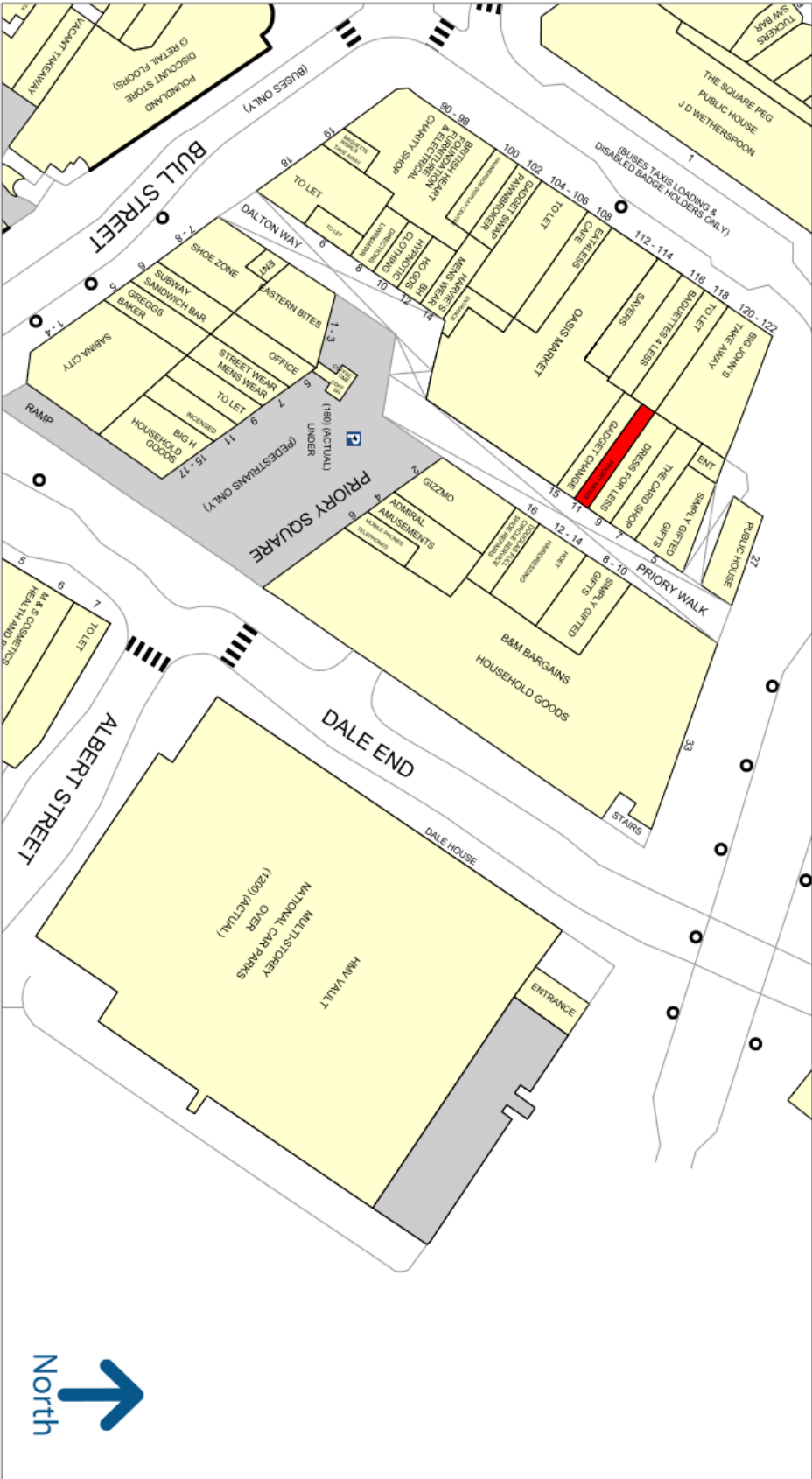
Ian Hughes

Mobile: 07795 147434

Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

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

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