# **ROWLEY HUGHES THOMPSON**

**PROPERTY CONSULTANTS** 

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



### Location

Temple Row is a busy thoroughfare leading from the established office core to the town centre which forms a retail link between Great Western Arcade and North Western Arcade leading to Corporation Street. House of Fraser incorporating Evans Cycles is diagonally opposite and the retailers of note in the near vicinity include, **Morridge Oats & Coffee**, and **A Plan Insurance**. The tram stop is nearby and the street is pedestrianised.

### Description

The premises comprise a lock up shop on ground floor only.

## Accommodation

Internal Width	5.00m	16'5"
Shop Depth	8.86m	29'7"
Ground Floor	43.7m	470 sqft

### Lease

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

### Rent

£25,000 per annum exclusive.

# CITY CENTRE SHOP UNIT TO LET

6-8 TEMPLE ROW, BIRMINGHAM B2 5HG

## Rateable Value from 1<sup>st</sup> April 2023

£16,750

Rate in the £ 49.9

Rates payable £8,358.25

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.

### Service Charge

Service charge for the period April 2022 – April 2023 is £1,576.03

### Legal Costs

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

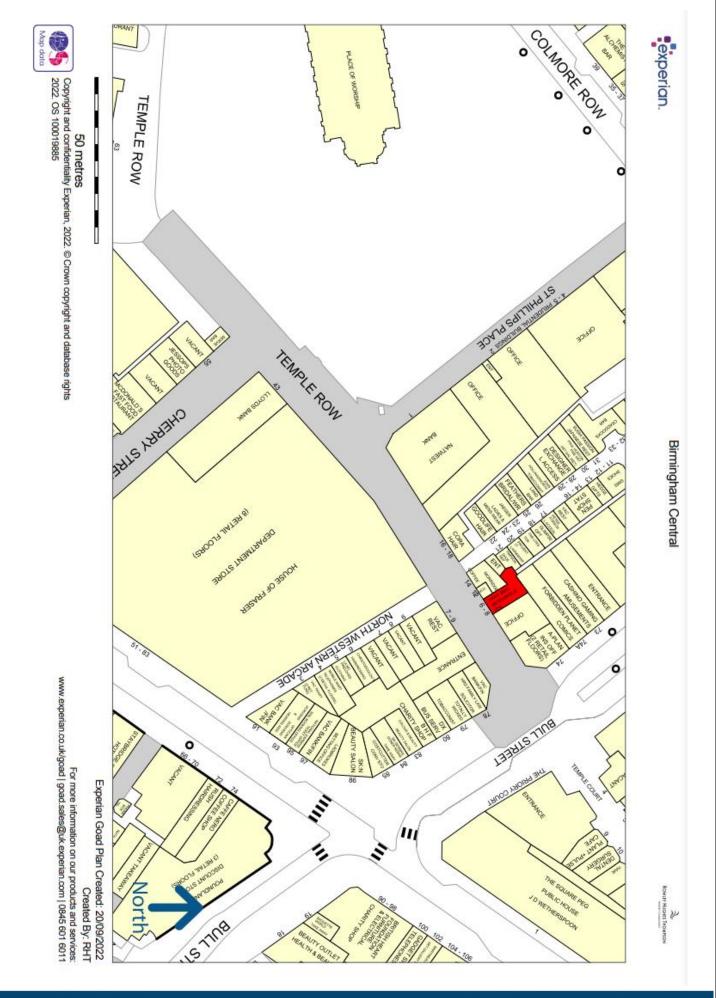
### Viewing

Strictly by appointment with the sole agent:

Ian Hughes Rowley Hughes Thompson Mobile: 0779 5147434 Email: janh@rhtretail.co.uk

Date prepared: Sept 2022. Transactions are stated exclusive of VAT, Subject to Contract

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