



# 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



## CITY CENTRE SHOP UNIT TO LET

**6-8 TEMPLE ROW, BIRMINGHAM  
B2 5HG**

### 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.

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

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

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



50 metres  
Copyright and confidentiality Experian, 2022. © Crown copyright and database rights  
2022. OS 100019885

Experian Goad Plan Created: 20/09/2022  
Created By: RHT  
For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011