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 1st 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.

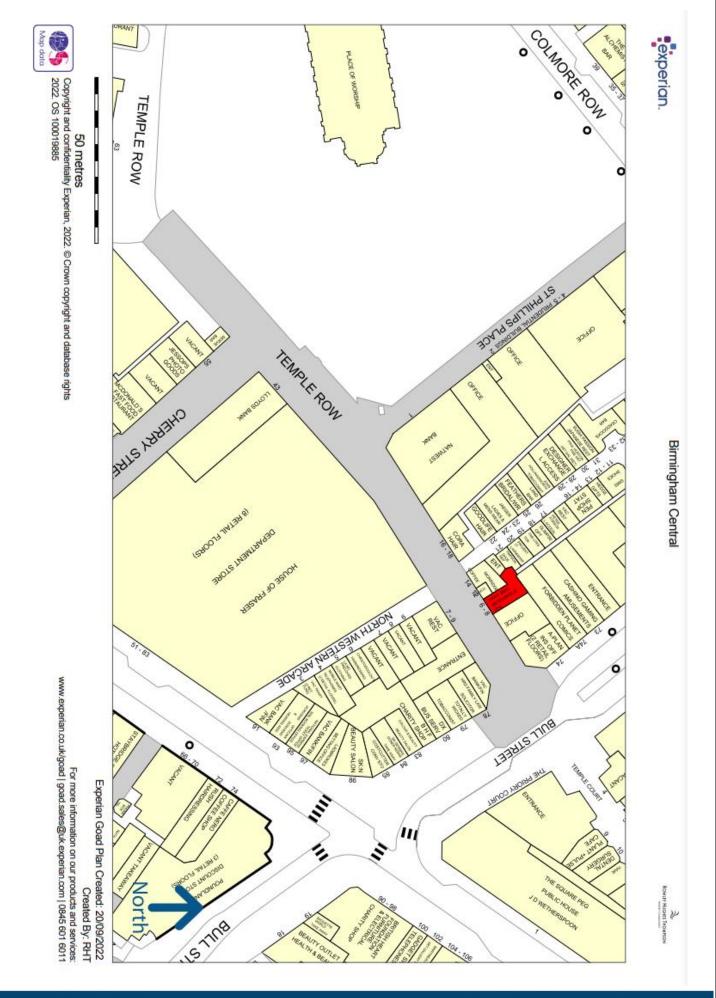
Viewing

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

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.



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