



# 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 OFFICES/LEISURE

**88/91 NEW STREET, BIRMINGHAM  
B2 4BA**

### Location

New Street continues to be one of the busiest parts of Birmingham shopping area as being the main link between Victoria Square and the Bull Ring.

Over the past few years this area has transformed itself into a restaurant and leisure location and attracts both shoppers and office workers feeding from Bennetts Hill and Temple Street.

The subject premises are situated adjacent to **Fat Burgers**, other occupiers of note within the area **include KFC, German Donner Kebab, Yakinori, Second Cup Coffee, Bella Italia, Wildwood, Nandos, and Wagamama,**

This section of New Street also forms part of the leisure circuit from the city centre to Brindleyplace and Paradise Restaurants and offices.

### Description

The offices/leisure which are self contained are arranged on second, third and fourth floors, with the following approximate floor areas:-

### Accommodation

Second Floor	465.8sqm	5,014 sqft
Third Floor	465.8sqm	5,014 sqft
Fourth Floor	400.15sqm	4,308 sqft

### Lease

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

### Rent

On Application.

### Rating Assessment

2<sup>nd</sup> floor – RV £52,640

3<sup>rd</sup> floor – RV £48,910

4<sup>th</sup> floor – RV £45,221

Rate multiplier for year 2022/23 – 51.2p in £

### Service Charge

The current service charge is approximately £2.50 per sqft per annum which is subject to annual variation.

### EPC Rating

Available upon request.

### Legal Costs

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

### Viewing

Strictly by appointment with the sole agent:

Ian Hughes

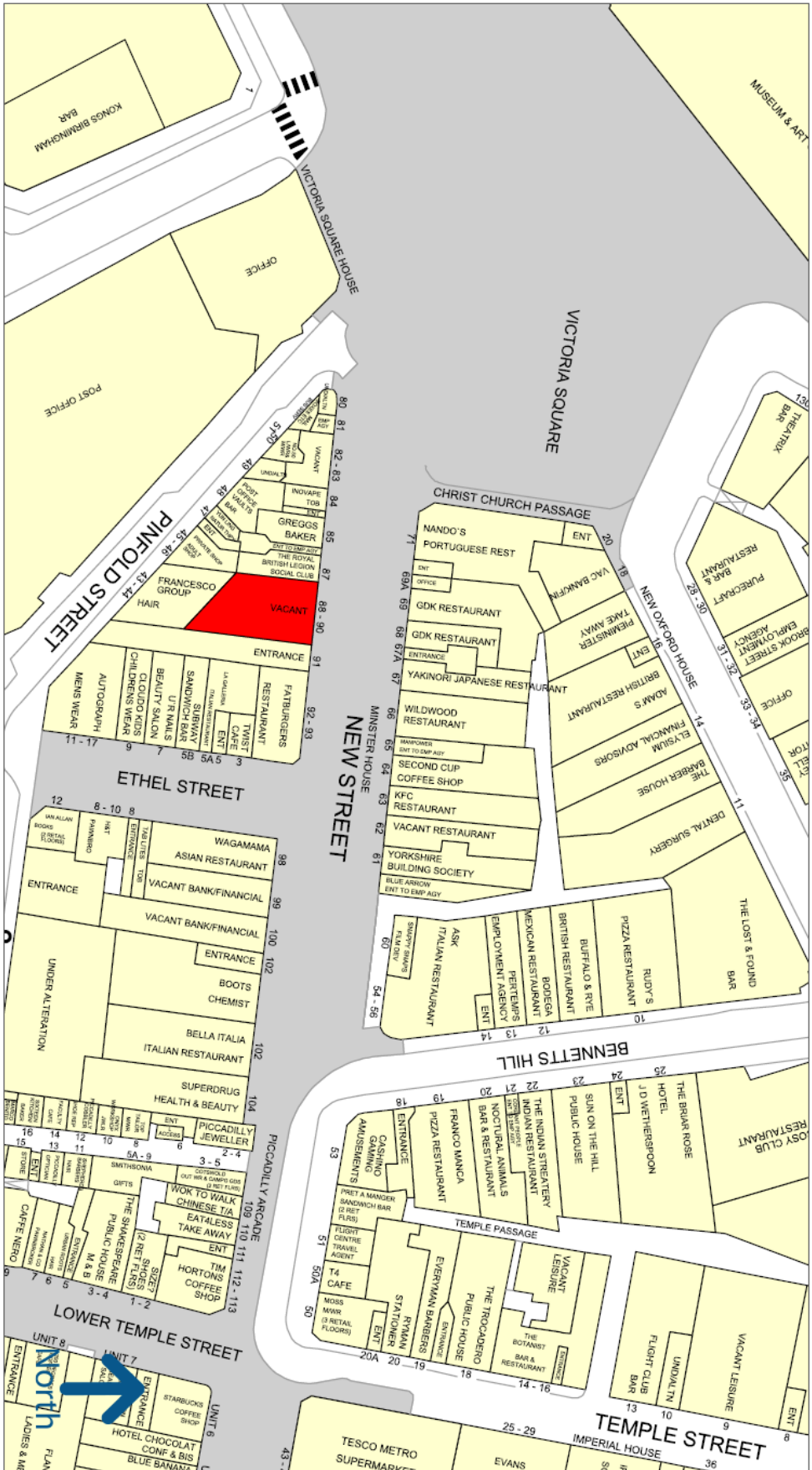
Rowley Hughes Thompson

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

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