

# CLASS E OPPORTUNITY BIRMINGHAM 25 NEW STREET

**SUBJECT TO VACANT POSSESSION**



## Description

Birmingham is a major city in England's West Midlands region. The premises are located on the pedestrianised New Street. Some of the local retailers include **02, HSBC, TSB, Specsavers, Hollister** and the **Odean**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The property is arranged over ground, first and basement floors comprising the following approximate areas:

Ground Floor Sales	2,602 sq. ft.	(241 sq. m)
First Floor Sales	1,449 sq. ft.	(134 sq. m)
First floor Ancillary	768 sq. ft.	(71.38 sq. m)
Basement Sales	809 sq. ft.	(75.2 sq. m)
Basement Ancillary	1,117 sq. ft.	(103 sq. m)
Net Sales	2,812 sq. ft.	(261 sq. m)

## Lease

A new effective full repairing and insuring lease is available for a term to be agreed.

## Rent

# £150,000

per annum exclusive.

## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£189,000
UBR (23/24)	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

## EPC

The property has an EPC rating of C. A full report is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Abi Stoye**                      **07375 625623**  
abi.stoye@greenpartners.co.uk

**Mike Willoughby**            **07810 480291**  
mike.willoughby@greenpartners.co.uk

*Subject to Contract*



Experian Goad Plan Created: 23/05/2023  
Created By: Green and Partners



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