

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. Occupiers in the immediate vicinity include **02, HSBC, TSB, Specsavers, Sportsdirect** and **Apple**.

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	2,217 sq. ft.	(205 sq. m)
Basement Sales	809 sq. ft.	(75.2 sq. m)
Basement Ancillary	1,117 sq. ft.	(103 sq. m)

Lease

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

Rent

Upon application.

Business Rates

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

Rateable Value	£189,000
UBR (24/25)	0.546p

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

EPC

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

Legal Costs

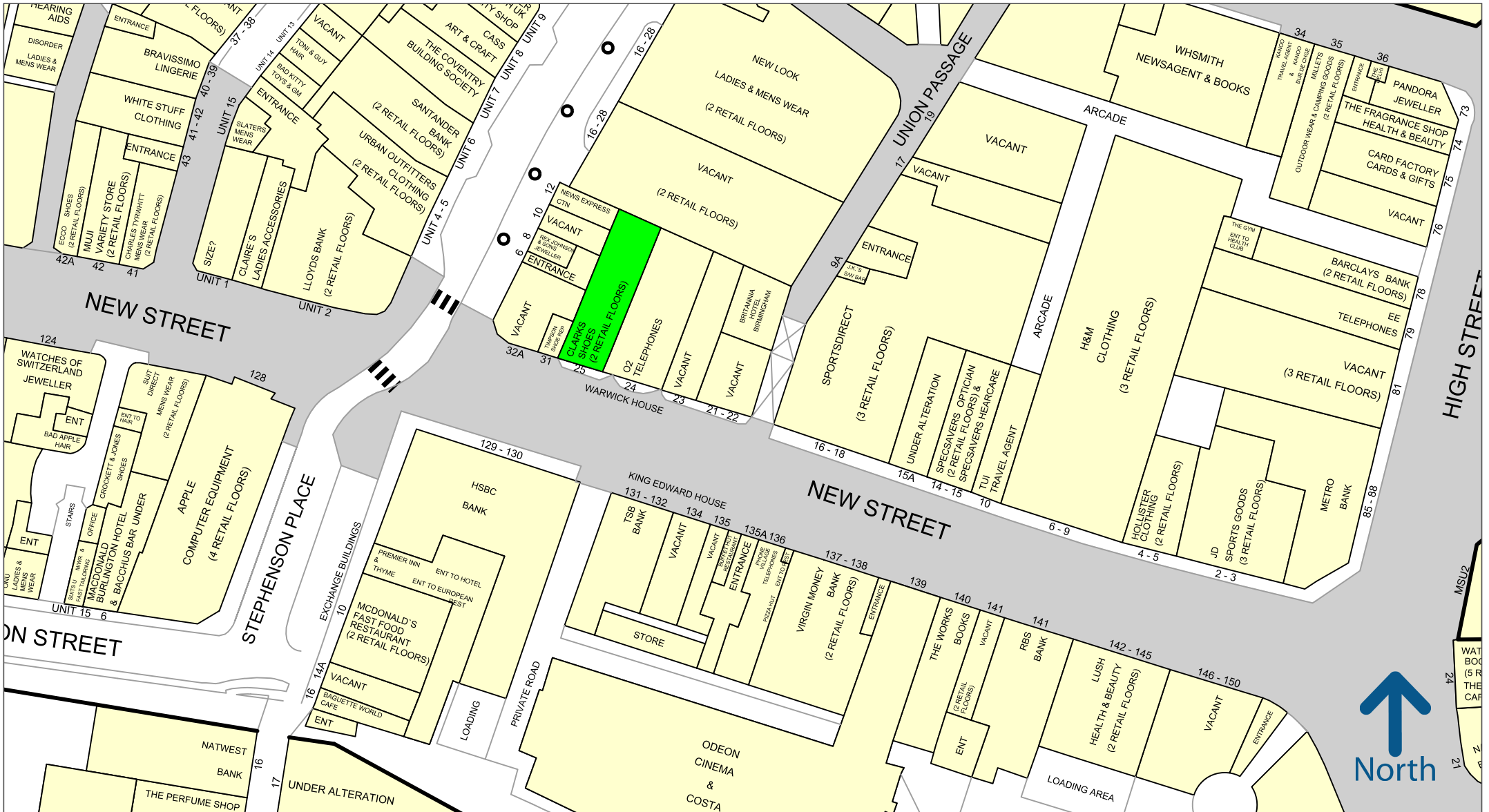
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

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

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

Subject to Contract



50 metres

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