

CLASS E OPPORTUNITY

BIRMINGHAM

24A NEW STREET



Description

The premises are located on the pedestrianised New Street adjacent to O2 and Clarks. Other nearby occupiers include H&M, Apple, Vodafone, Urban Outfitters, New Look, HSBC, TSB and Odeon.

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

Accommodation

The property offers a ground floor entrance fronting New Street leading up to first floor accommodation. The unit comprises the following approximate areas:

First Floor Sales	1,457 sq. ft.	(135.35 sq. m)
First Floor Ancillary	302 sq. ft.	(28.05 sq. m)

Lease

A new effective full repairing and insuring lease is available for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£30,000

per annum exclusive.

Subject to Contract

Business Rates

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

Rateable Value	£24,250
UBR (23/24)	0.499p

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

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Availability

The premises will be available from January 2020, subject to vacant possession.

Viewing

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

Ben Sykes **07572 075103**

ben.sykes@greenpartners.co.uk

Mike Willoughby **07810 480291**

mike.willoughby@greenpartners.co.uk



50 metres

Experian Goad Plan Created: 22/08/2019
Created By: Green and Partners



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