

CLASS E OPPORTUNITY

BIRMINGHAM

23 NEW STREET

ADJACENT TO THE NEW SPORTS DIRECT

Description

The premises are located on the pedestrianised New Street adjacent to **O2**. Other nearby occupiers include **Sports Direct, Clarks, Lloyds Bank, O2, H&M, Odeon, Vodafone, Apple** and **Specsavers**.

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

Accommodation

The premises are arranged on ground and first floors, having the following approximate accommodation:

Internal Width	21 ft 3	(6.47 m)
Shop Depth	57 ft	(17.37 m)
Ground Floor Sales	1,001 sq. ft.	(93 sq. m)
First Floor Storage	917 sq. ft.	(85.19 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.

Amalgamation

There is the potential to combine units to provide circa 1,900 sq. ft. on ground floor. Further information is available on request.

Rent

Upon application.

Subject to Contract



Business Rates

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

Rateable Value	£88,000
UBR (22/23)	0.512p

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

EPC

The property has an EPC rating of D 99. A full report is available upon request.

Availability

The premises are available for immediate occupation.

Legal Costs

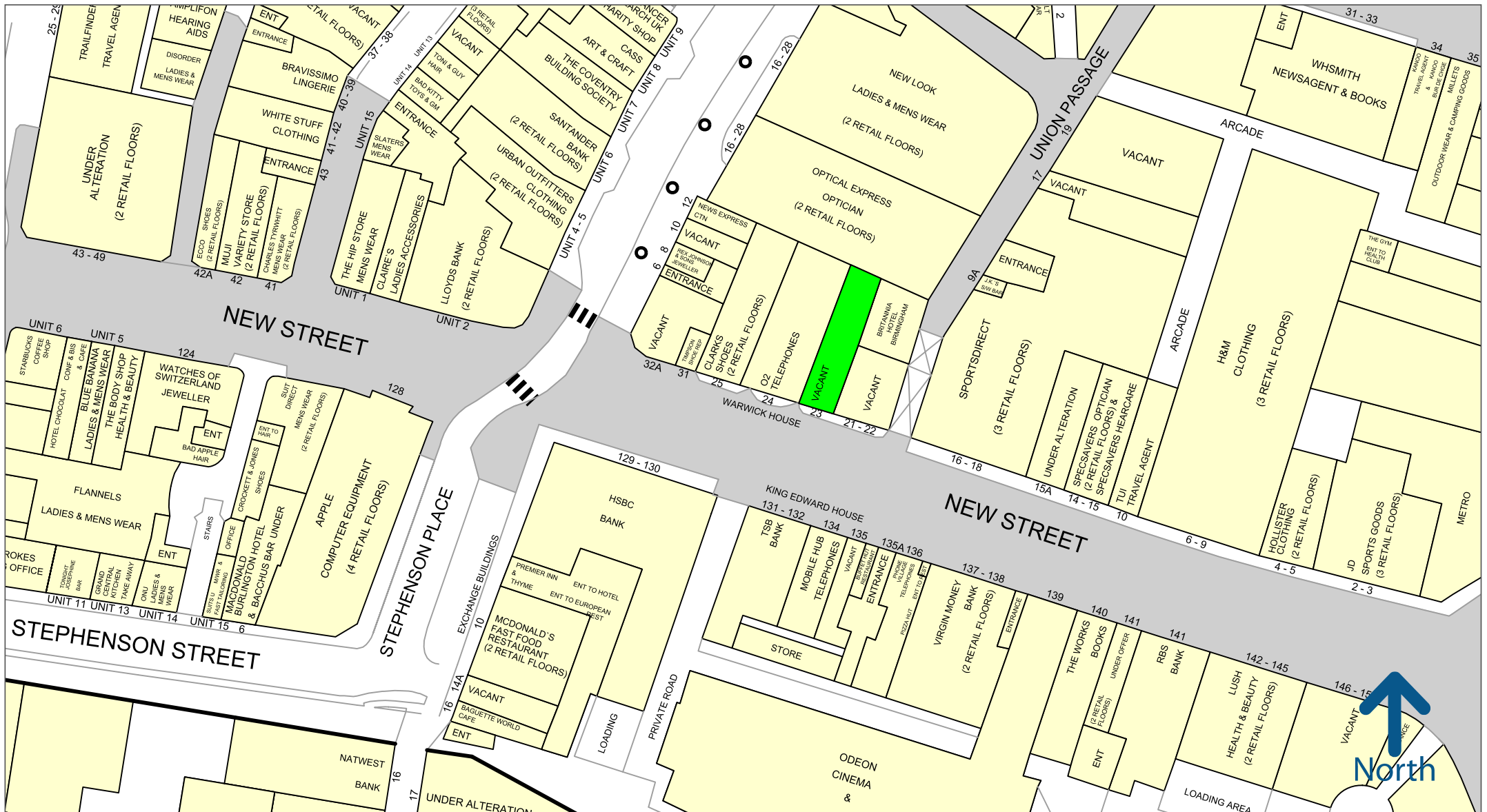
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

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

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

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



Experian Goad Plan Created: 08/03/2022
Created By: Green and Partners

50 metres

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