

# Prime Shop To Let

## 134B New Street Birmingham B2 4QJ

For further information  
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### Location

Birmingham is the administrative and cultural capital of the West Midlands and is firmly established as the UK's second major city. With a population of circa 1.28 million, it is the largest regional centre in the UK in both population and economic terms. Birmingham sits at the centre of the larger West Midlands conurbation with a population of approximately 2.86 million.

The property occupies a prime trading position on New Street. Nearby occupiers include **Lush, Specsavers, Clarks, Odeon Cinema, Primark** and **Yorkshire Bank**. **H&M** have recently opened their flagship store in close vicinity.

### Description

The property comprises a retail unit recently white boxed and arranged over ground and first floors.

### Terms

The property is available by way of a new XLTA lease expiring 24 March 2022.

### Accommodation

GF Sales	1,408	130.81
FF Anc	1,998	185.62

### Business Rates

The property is assessed for rates as follows;

**Rateable Value:** £160,000  
**Rate in £ (2018/19):** 49.3p  
**Rates Payable:** £78,880

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Rent

£175,000 per annum exclusive.

### Planning

The property currently has A2 (Professional and Financial Services) planning consent.

### Legal Costs

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

### EPC

EPC rating of D 86. The EPC is available upon request.

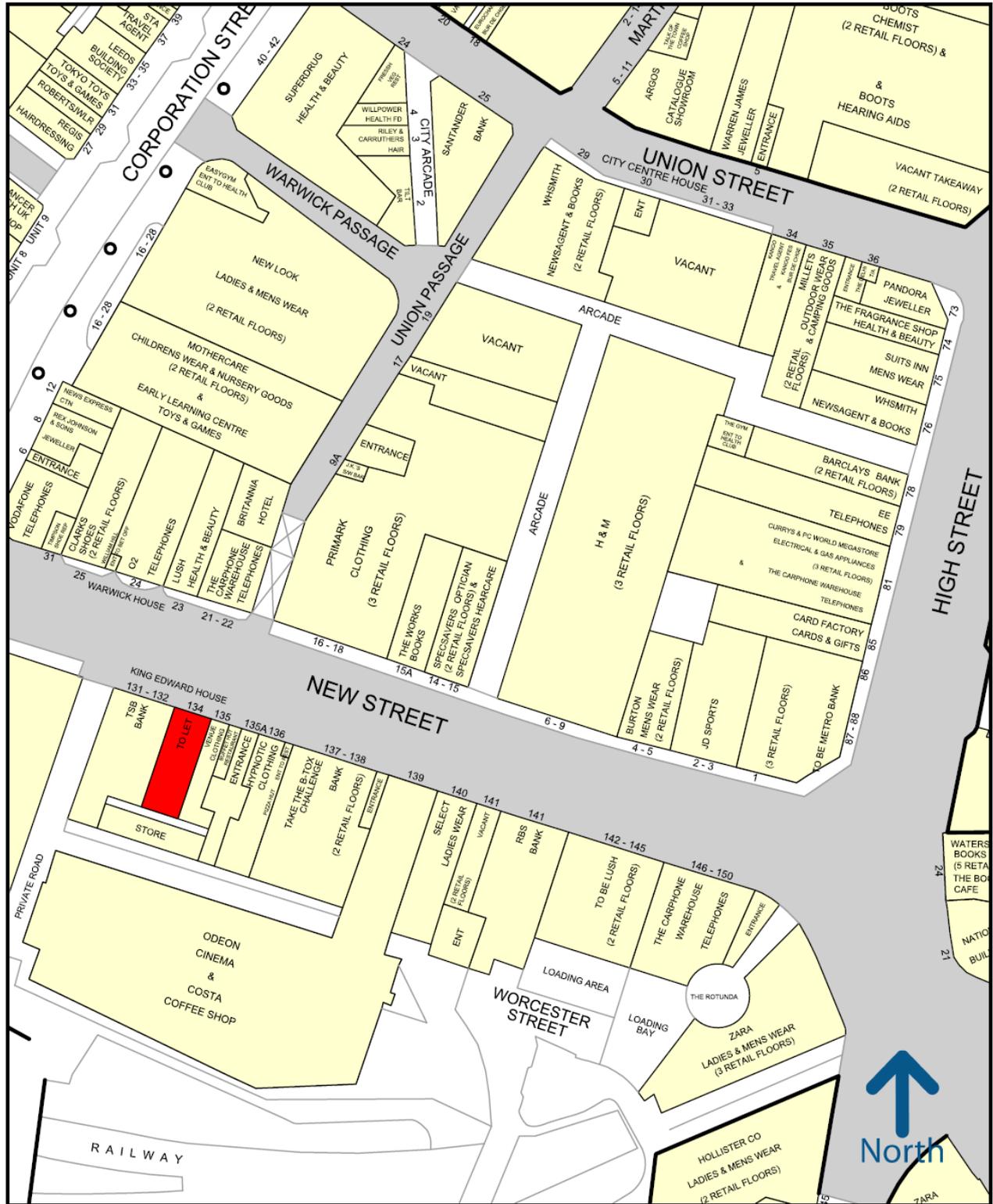
### VAT

VAT if applicable will be charged at the standard rate.

### Viewing

Strictly by prior appointment with the sole agents.

0121 236 8236  
DLVRRXJERP.co.uk/14390



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Created By: GVA

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