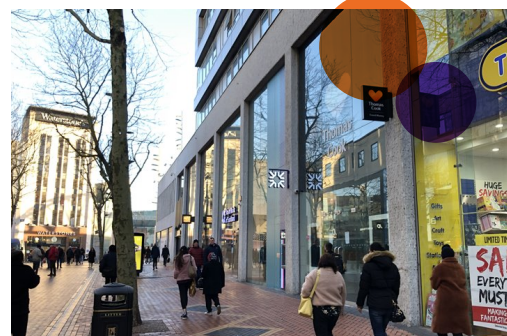


Prime shop to let.

Birmingham, 141 New Street.

B2 4NS.



Close to H&M, JD & Primark flagship stores.

Well-fitted unit with double height glazing.

100% Prime position on New Street.

Contact.

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

Simon Morris

simon.morris@gcw.co.uk
020 7647 4802

Location.

The property occupies a prime position on New Street, between the entrances to Bullring and Grand Central Shopping Centres.

The unit is positioned immediately opposite the new flagship **H&M** & **JD Sports**, and in close proximity to the newly opened, world's largest **Primark**. Other nearby retailers include **Lush**, **Apple**, **Zara** & **Monki**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	6.12 m	20 ft 1 in
Net Frontage	5.51 m	18 ft 1 in
Internal Width	5.59 m	18 ft 4 in
<hr/>		
Ground Floor	93.83 sq m	1,010 sq ft
First Floor	67.81 sq m	730 sq ft
First Floor Remote	49.98 sq m	538 sq ft

Rent.

£190,000pax.

Business Rates.

Rateable Value £116,000

UBR (2022/23) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority on 0843 504 7398.

Lease Terms.

A new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Service Charge.

The current estimated service charge is £13,566 pa.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2022

**Birmingham, 141 New Street.
B2 4NS.**



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