

RETAIL BIRMINGHAM

34 Union Street



SHOP TO LET

LOCATION

The unit occupies an extremely busy location linking the Cathedral/Colmore Row office quarter to High Street. Nearby retailers include **Marks and Spencer** and **Primark** (160,000 sqft) as well as **Poundland**, **Superdrug**, **Argos**, **Boots**, **Burger King** and **Pandora**.

LEASE

The premises are offered for an excluded term to be agreed, subject to a landlord's option to determine on notice.

RENT

On Application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	1,287 sq ft	119.57 sq m
Basement	1,410 sq ft	130.99 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£97,500
Rates Payable (20/21)	£49,140
Service Charge (20/21)	£5,000

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING

For further information or to arrange a viewing, please contact:

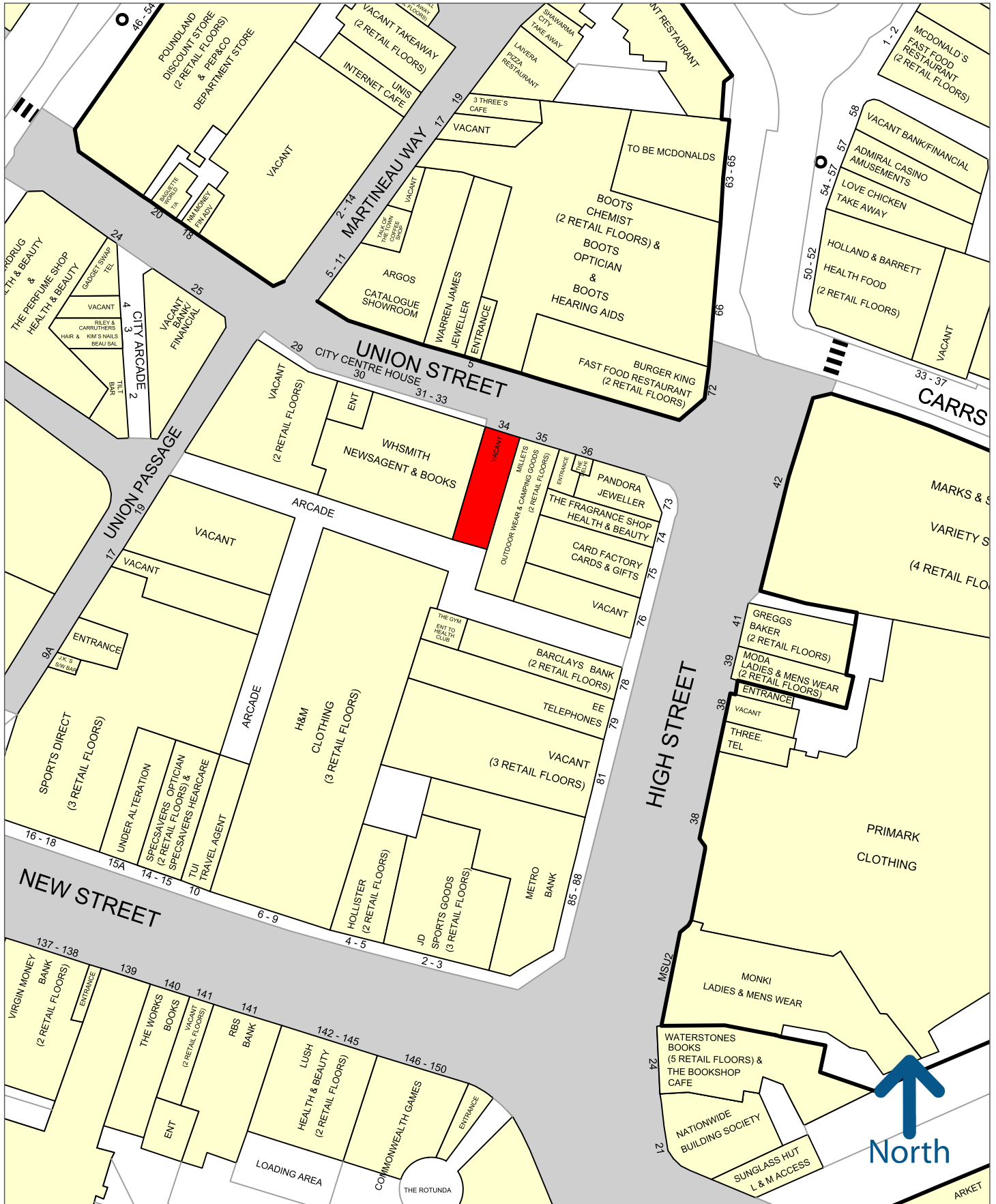
BWD

Nick De-Pons
07767768423

ndepons@bwdretail.co.uk

Jackson Criss

Andy Criss/ David Scott
Tel: 0207 637 7100



50 metres

Experian Goad Plan Created: 30/11/2021
Created By: Bidwell Webber De Pons Ltd



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