

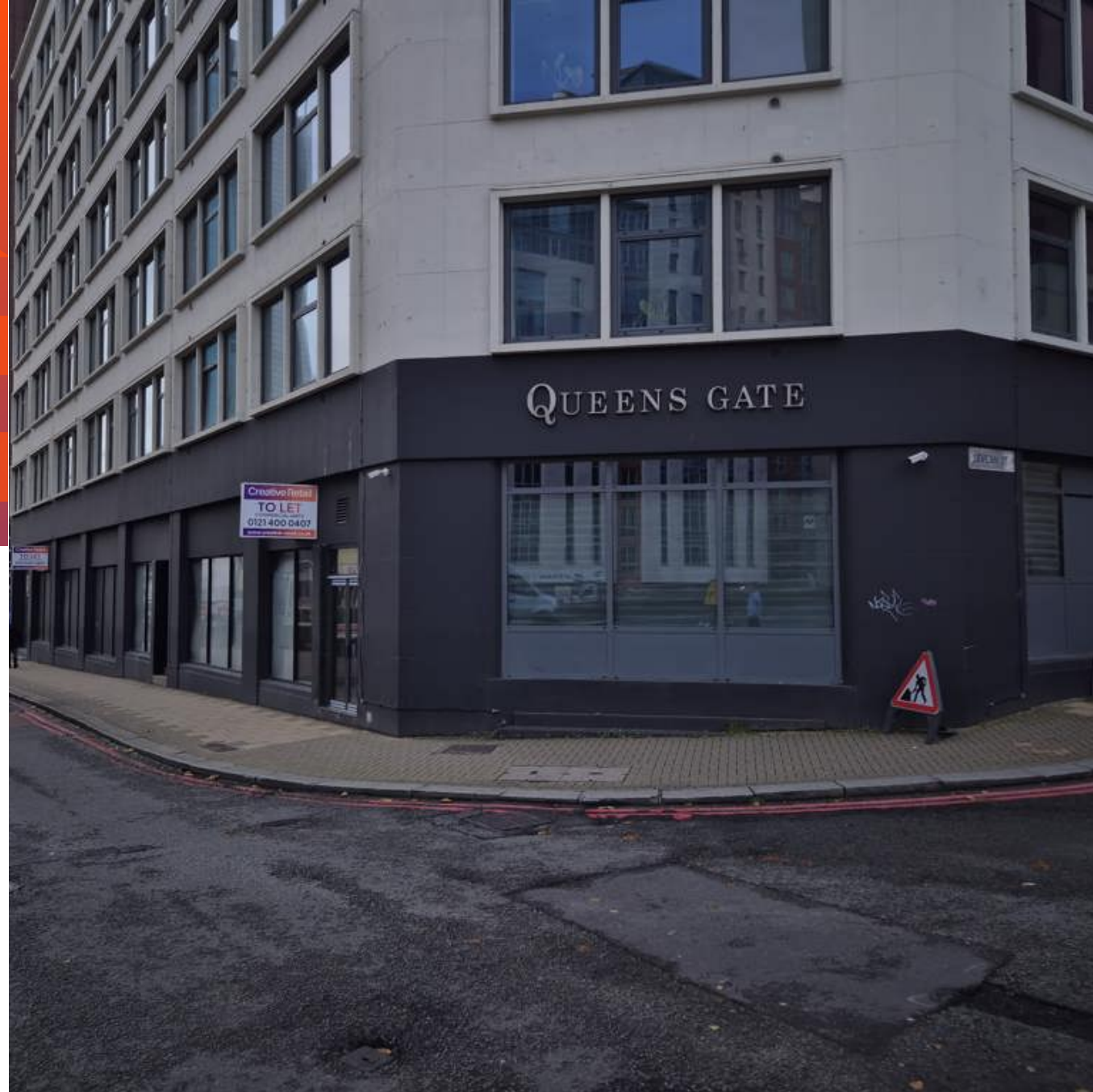
TO LET –

COMMERCIAL UNITS FRONTING THE BUSY

SUFFOLK STREET QUEENSWAY, BIRMINGHAM

Queens Gate,
Suffolk Street Queensway,
Birmingham,
B1 1LX

- Ground Floor GIA – 3,948 sq ft
- Prominently situated with extensive glazed frontages
- Next to the exclusive Mailbox
- Strong passing vehicular traffic
- Landlord will create smaller units
- Low asking rent of £10 per sq ft
- Landlord can create smaller units



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Location

The premises are prominently situated at the junction of Suffolk Street Queensway and Severn Street, lie next to the Mailbox and are situated close to Birmingham city centre.

The premises are conveniently located a short walk from New Street Station, the Bullring Shopping Centre, Brindley Place and Birmingham's financial district at Colmore Row.

Description

The premises currently comprise of a large retail unit that can be divided into two smaller units and benefit from new shopfronts.

The premises are currently in shell specification however our client may carry out additional subject to the terms being agreed.

Accommodation

Address	Sq M	Sq Ft
Ground Floor GIA	366.77	3,948
Total	1,013.45	10,909

Rent

£40,000 Per Annum Exclusive.

Proposals for smaller units will be considered.

Tenure

The accommodation is available by way of a new fully repairing and insuring lease on terms to be agreed. Proposals for smaller units will be considered.

VAT

We understand that VAT is payable on the rent.

Business Rates

The unit is listed with Birmingham City Council and the anticipated Rateable Value will be approximately **£42,000**.

Business rates payable will be approximately **£20,958pa**.

Legal Costs

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

EPC

The premises benefit from an EPC rating of D(91). The Energy Performance Certificate is available on request.

Service Charge

Tenants will be required to contribute to a service charge for the maintenance and cleaning of the common parts.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

Viewings

Strictly by appointment with the Sole Retained Agents.

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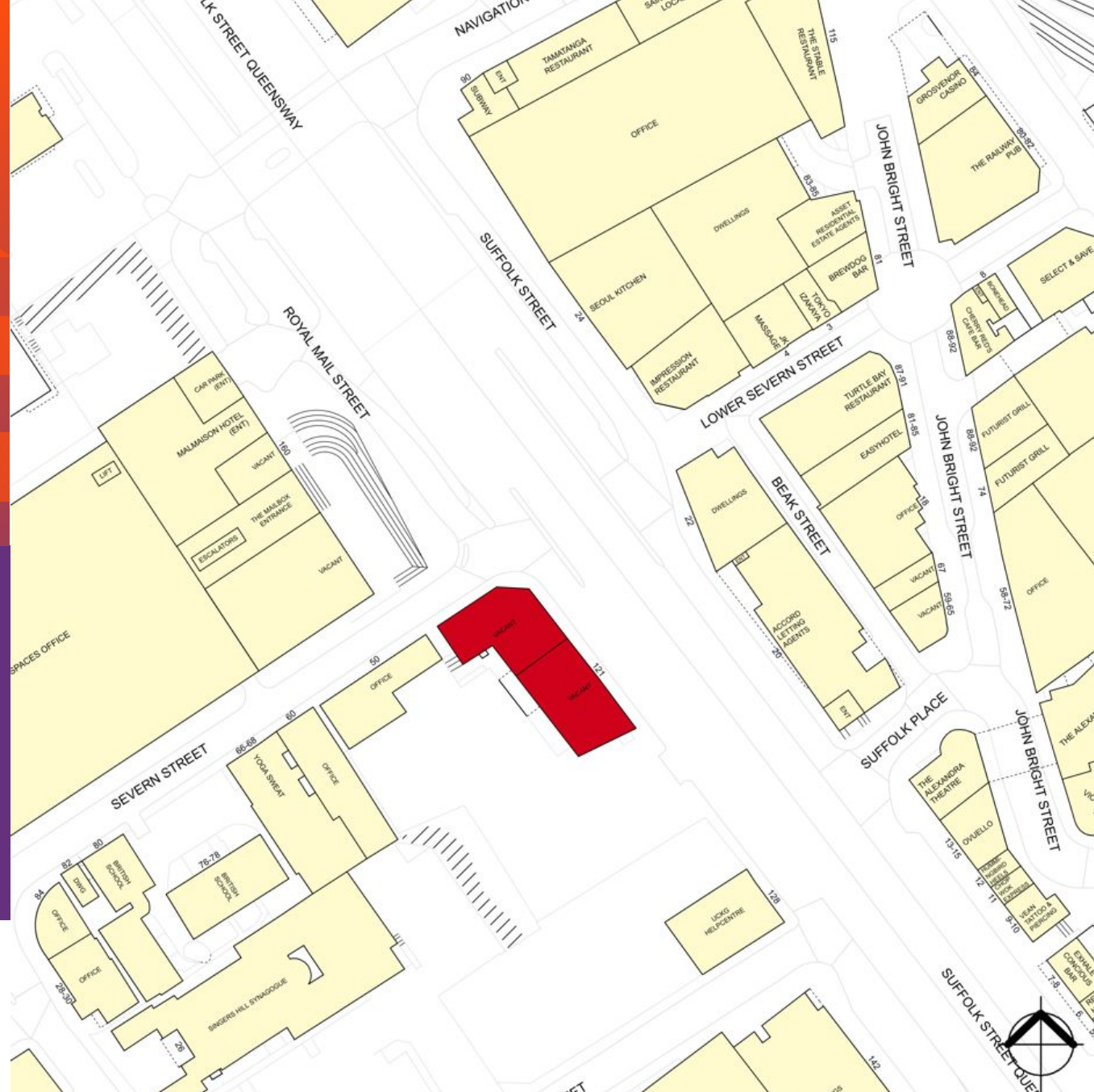
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