

RETAIL Birmingham

76 High Street



SHOP TO LET

LOCATION

The property is situated in a prominent location on High Street, opposite **Marks & Spencer** and adjacent to **Pandora**. Other nearby retailers include **Diechman Shoes, Boots, Card Factory** and **WHSmith**.

LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

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.

ACCOMMODATION

Internal Width	22 ft 6 in	6,9 m
Ground Floor	1, 395 sq ft	130 sq m
Basement	1,520 sq ft	141 sq m
Can be extended to	2,000 sq ft	186 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value To be Assessed

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.

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

VIEWING

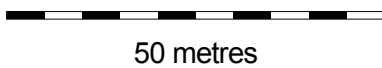
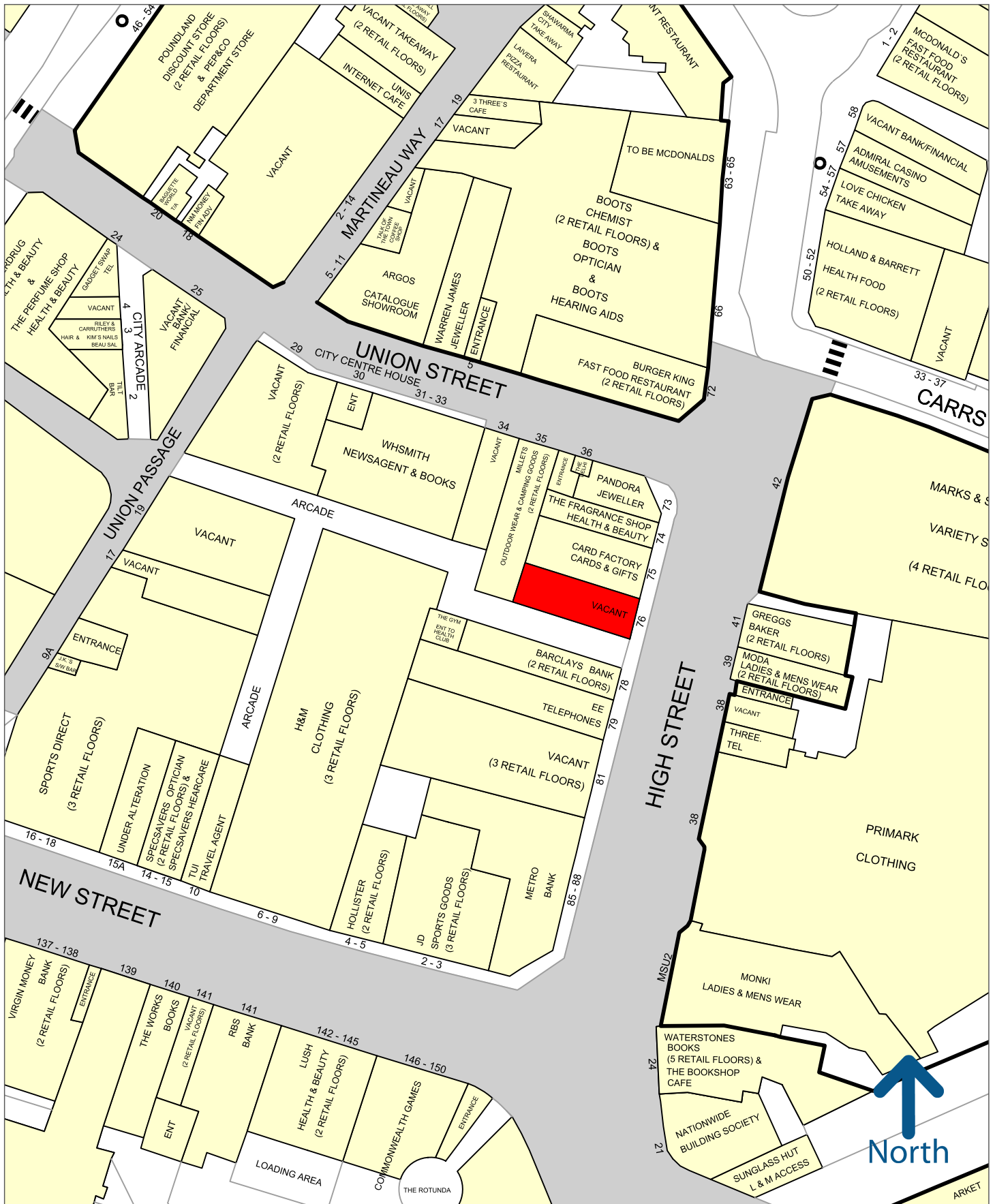
For further information or to arrange a viewing, please contact:

BWD

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