

# RETAIL BIRMINGHAM

29 UNION STREET - 3 Year Ex Act Lease Available



SHOP TO LET

## LOCATION

Union Street is the main route from high street/HS2 to the office core of Colmore Row, being a very busy pedestrianized route.

## SITUATION

The property is located in a very prominent corner position on Union Street. Which Benefits from a strong footfall throughout the day due to its position close to the main office district and Highstreet/ Bullring Shopping locations. Nearby retailers include **Argos**, **Boots** and **WHSmiths**.

## RENT

On application.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ACCOMMODATION

Ground Floor	3,369 sq ft	313 sq m
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\*Basement floors also available

## BUSINESS RATES

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

## BUSINESS RATES & SERVICE CHARGE

Rateable Value	TBA
Rates Payable (21/22)	TBA
Service Charge (21/22)	TBA

## 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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