

TO LET

Unit 3, Moda, Great Charles Street, Birmingham, West Midlands, B3 2BJ



Location

Birmingham is the UK second largest City, with a shopping catchment of 7.2million people.

The city is currently experiencing a new era of capital investment due to the increasing demand for residential ,offices and retail on behalf of occupiers.

The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destination.

Accommodation

Address	SqM	SqFt
Ground Floor	233.92	2,518
Total	233.92	2,518

Description

This ground floor retail unit, sits within a new residential neighbourhood called MODA Great Charles Street, on the border of Birmingham Jewellery Quarter and the Colmore Row, Business District.

Benefiting from prominent roadside frontage, and close proximity to the entrance/exit of Snowhill Station.

This residential scheme, include a 39–storey tower, 722 new homes, 27,000 sq ft of amenity space, and 30,000 sq ft of commercial space.

This unit is handed over in shell specification, with the shop front, and capped off utilities installed.

Nearby retailers include - **Tesco C Store, The Indian Brewery, St Pauls Market, Besa Cafe**, and other independent tenants.

Rent

£25.00 Per Sq Ft of space taken.

Business Rates

These have yet to be assessed by the Valuation Office Agency, and interested parties should make the own enquires with the relevant local authority.

Tenure

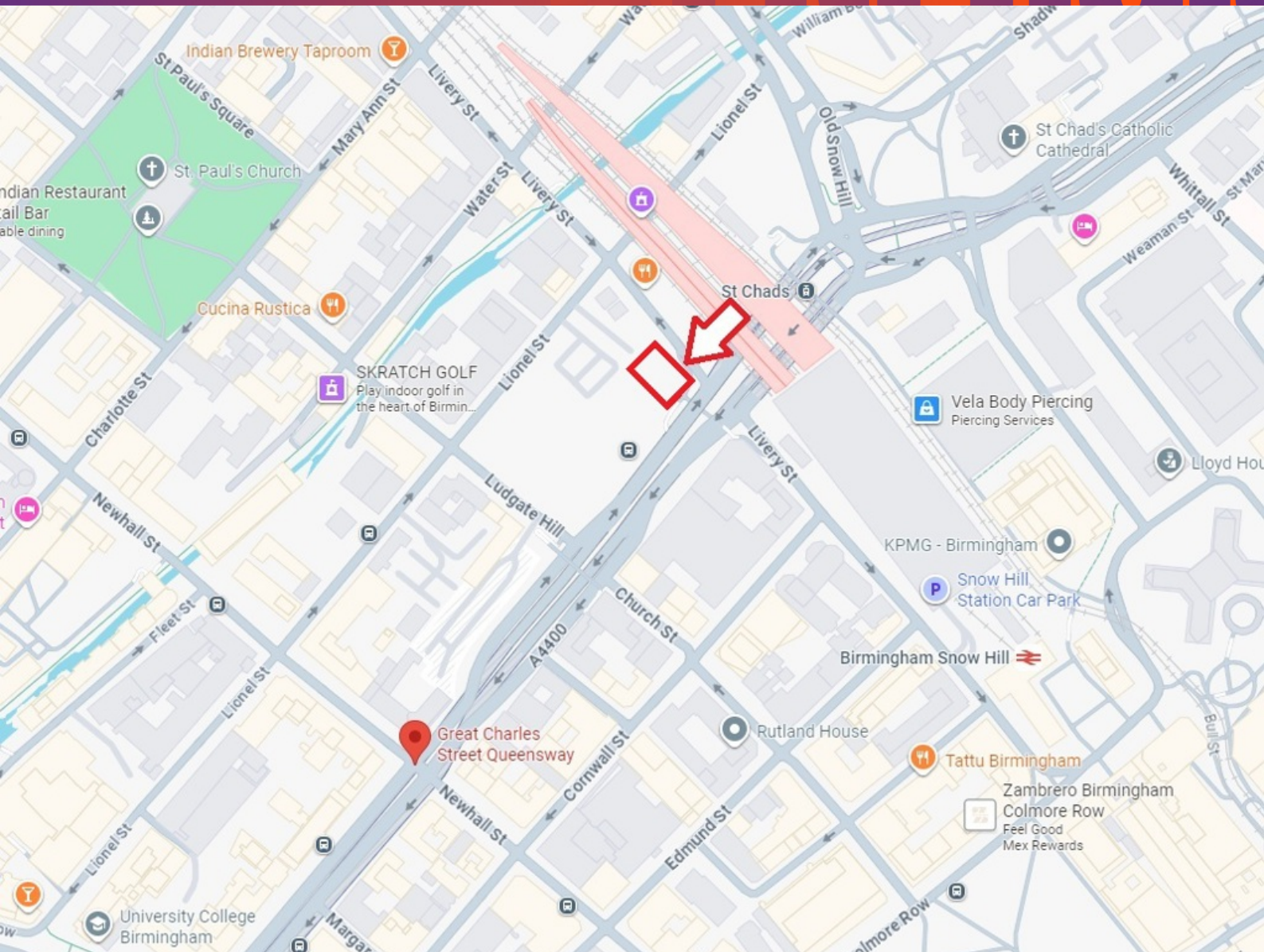
The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Service Charge

Estimated to be **£1/sq ft**

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Creative Retail