

TO LET

174–176 Wharfside Street, Birmingham
West Midlands, B1 1RN



Location

The Unit is situated on Canalside, the Mailbox's picturesque external F&B area. Neighbouring occupiers include **Miller & Carter, The Mayan, Lucarelli and Zizi.**

There is a dedicated external terrace at the front of the unit, providing outside seating along the waterfront.

Description

This retail/leisure property is located within The Mailbox Shopping Centre.

The Mailbox is a mixed-use destination, boasting unrivalled accessibility to an eclectic mix of Canalside dining, drinking and leisure, and some of the city's best retail operators.

Tenants include – **The BBC, Associated Architects, Castle Fine Art, Tesco C Store, Everyman cinema, Malmaison Hotel, Gas Street Social, Medicine Bakery, Toni & Guy, Nando's.**

Accommodation

Ground Floor: **4,616 sq ft**

Rent

£140,000 Per Annum Exclusive

Tenure

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

VAT

All prices are quoted exclusive of VAT.

Business Rates

RV **£115,000** (2026)

Legal Costs

Each party to be responsible for their own legal costs.

EPC

All units have assessments and are available upon request.

Service Charge

£53,304 per annum.

Planning

Class E

Viewings

Strictly by appointment with the Sole Retained Agents.

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Creative Retail