

TO LET

Unit 109/111, The Mailbox, Wharfside Street,
Birmingham, West Midlands, B1 1RE



One iconic building. Endless experiences.



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.

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.

The property remains with a fitted kitchen, extraction system, and the former tenants lost fixtures and fittings.

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

Address	Sq M	Sq Ft
Ground Floor	233.64	2,515
Tenant Mezzanine	157.93	1,700
Total	391.57	4,215

Rent

£125,000 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 **£148,000** (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

There is an annual service charge of **£48,675**.

Planning

E Class

Viewings

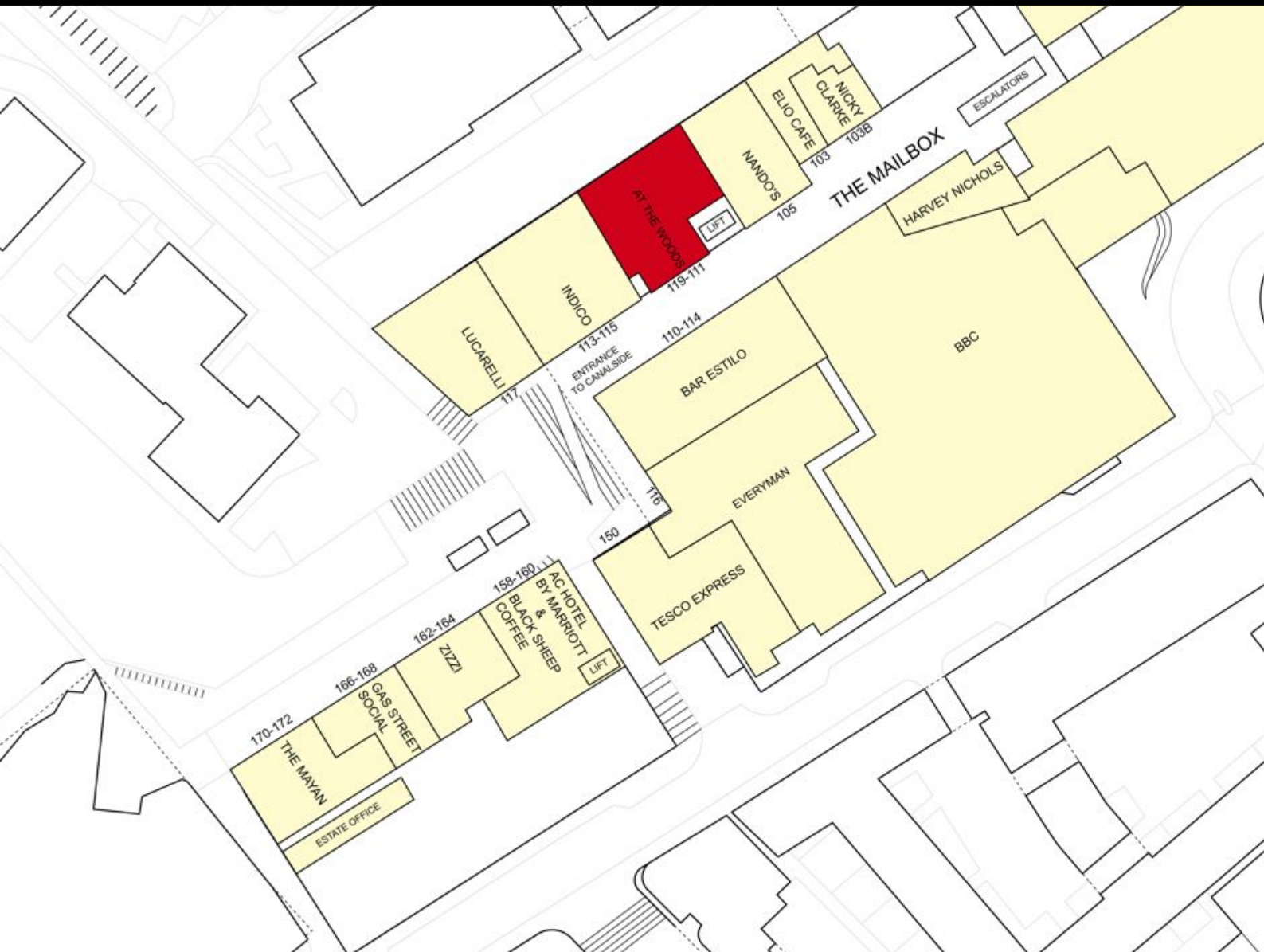
Strictly by appointment with the Sole Retained Agents.

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Creative Retail