

# Prime shop to let.

Birmingham, 142 New Street.

B2 4NS.



Close to H&M, JD & Primark flagship stores.

Well-fitted unit with double height glazing.

100% Prime position on New Street.

## Contact.

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## Location.

The property occupies a prime position on New Street, between the entrances to Bullring and Grand Central Shopping Centres.

The unit is positioned immediately opposite the new flagship **H&M** & **JD Sports**, and in close proximity to the newly opened, world's largest **Primark**. Other nearby retailers include **Lush**, **Apple**, **Zara** & **Monki**.

## Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	6.12 m	20 ft 1 in
Net Frontage	5.51 m	18 ft 1 in
Internal Width	5.59 m	18 ft 4 in
Ground Floor	93.83 sq m	1,010 sq ft
First Floor	67.81 sq m	730 sq ft
First Floor Remote	49.98 sq m	538 sq ft

## Rent.

£190,000pax.

## Business Rates.

Rateable Value £87,000

UBR (2023/24) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority on 0843 504 7398.

## Lease Terms.

A new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## Service Charge.

The current estimated service charge is £13,566 pa.

## Energy Performance Certificate.

Band D. Report available on request.

## Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

August 2023

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