

SHOP TO LET

Unit 6, B5 Southside, Inge Street
Birmingham, B5 4AR

Subject to Vacant Possession



Location

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

The Southside Apartments located on Inge Street is one of the city's premier hubs for creative businesses, SMEs, and start-ups. Located in the heart of Birmingham City Centre's Theatre and Chinese Quarters. The subject property is located a stone's throw from The Hippodrome, The Dragon Inn, The Glee Club and an array of independent bars and restaurants. Neighbouring occupiers include Shooters Bierkeller, We Lucky Coffee and Xing Fu Tang.

Accommodation

The premises comprises of the following approximate floor area:

Address	Sq M	Sq Ft
Ground Floor	109.16	1,175
Total	109.16	1,175

Tenure

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

Business Rates

RV £31,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£37,500 + VAT per annum exclusive.

Service Charge

There is an annual service charge of **£2,988 + VAT**.

Insurance

Insurance included in the Service Charge.

EPC

A copy of the EPC is available upon request.

Planning

The unit is suitable for a variety of uses subject to securing the necessary planning consents.

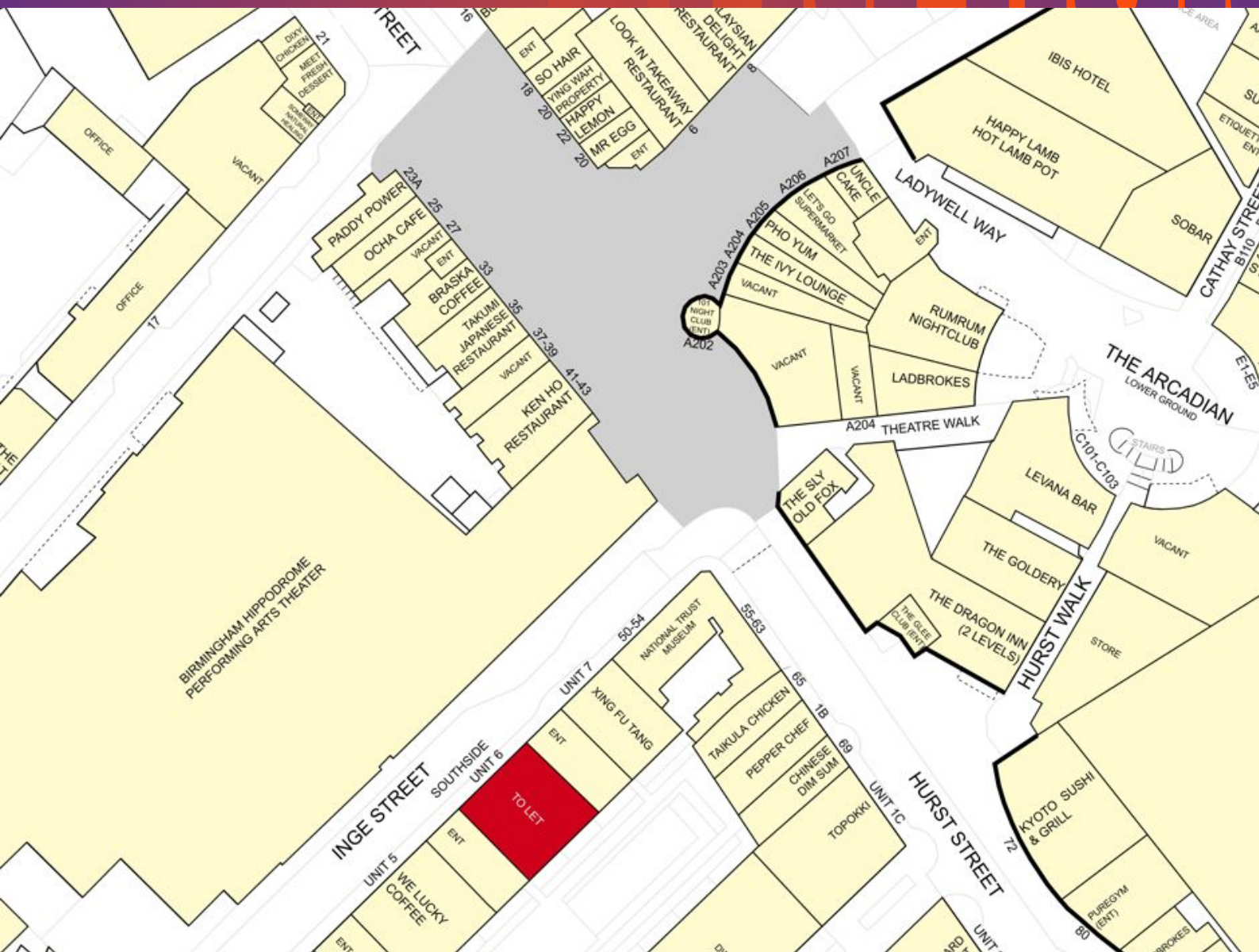
Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

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Creative Retail