

RETAIL BIRMINGHAM

74 High Street



SHOP TO LET

LOCATION

The property is situated in a prominent location on High Street, opposite **Marks & Spencer** and adjacent to **Pandora**. Other nearby retailers include **Boots**, **Card Factory** and **WHSmith**.

LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

On Application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

| | | |
|--------------|-------------|---------|
| Ground Floor | 1,001 sq ft | 93 sq m |
|--------------|-------------|---------|

BUSINESS RATES & SERVICE CHARGE

| | |
|------------------------|----------|
| Rateable Value | £121,000 |
| Rates Payable (21/22) | £59,653 |
| Service Charge (21/22) | £1,219 |

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING

For further information or to arrange a viewing, please contact:

BWD

Nick De-Pons

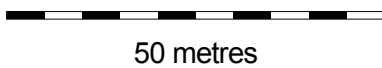
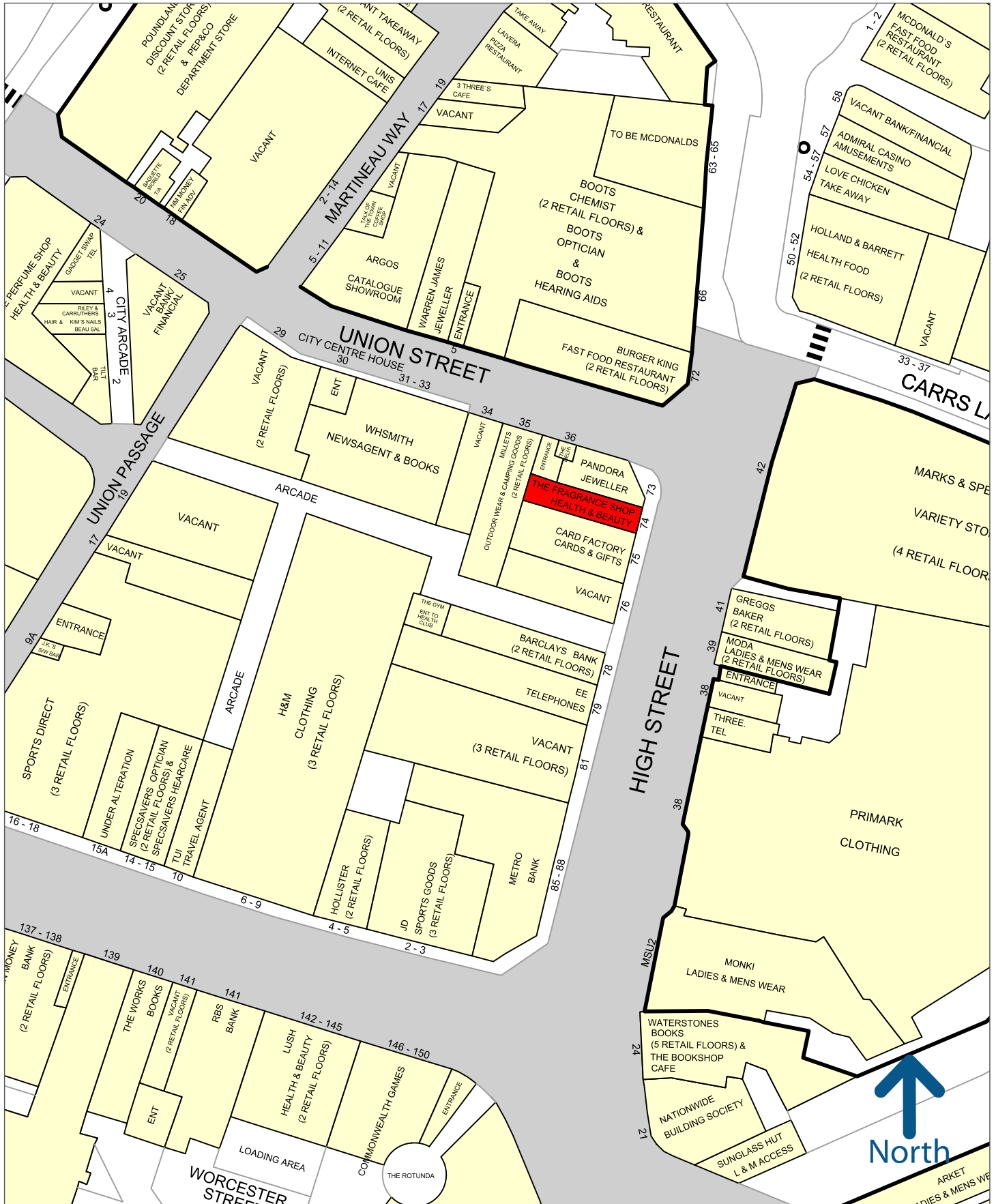
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Created By: Bidwell Webber De Pons Ltd

