

TO LET



LARGE CITY CENTRE RETAIL UNIT FORMALLY HIGH AND MIGHTY MENSWEAR 72-74 SMALLBROOK QUEENSWAY, BIRMINGHAM, B5 4EG



LOCATION

Smallbrook Queensway is situated off the main inner ring road, Holloway Circus Queensway and is the direct approach to Grand Central, New Street Station and the Bull Ring Shopping Centre. The property forms part of the 85,000 sq ft office building, Norfolk House. The premises are located on the corner of Theatre Approach being adjacent to the **Sunflower Lounge**. Nearby occupiers include **Subway**, **Simply Local**, **Herbal King**, **Turkish Barbers Club**, the **Radisson Hotel** and **Holiday Inn**.

DESCRIPTION

The premises comprise a retail unit arranged over ground floor, lower ground floor and mezzanine levels. The floor to ceiling height at ground floor is 16' 3" (4.95m) and at lower ground floor level is 11' 6" (3.51m).

LEASE

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

RENTAL

£52,500 pa (exclusive of rates).

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 76 (Band D). A copy of the Energy Performance Certificate is available upon request.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR		
INTERNAL WIDTH	42'0"	12.8 m
SHOP DEPTH (MAX)	73'3"	23.3 m
SALES AREA	2892 sq ft	269 sq m
GROUND FLOOR MEZZANINE	1208 sq ft	122 sq m
LOWER GROUND FLOOR	2700 sq ft	251 sq m
TOTAL FLOOR AREA	6800 sq ft	642 sq m

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £53,500

Please contact the Local Authority for further information.

SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a variable service charge, which will be £10,548.24 for the year commencing 1.1.2021. Building insurance for the current year is £1,597.87.

LEGAL COSTS & VAT

Each party are to be responsible for their own legal costs incurred in this transaction. We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video – <https://youtu.be/BAYBpcDRcUY>

Ground Floor/Mezzanine Video - <https://youtu.be/vvF3ohCPmsk>

Basement Video - <https://youtu.be/QJgAUjHk2X8>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111 or Avison Young on 0121 609 8588

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