

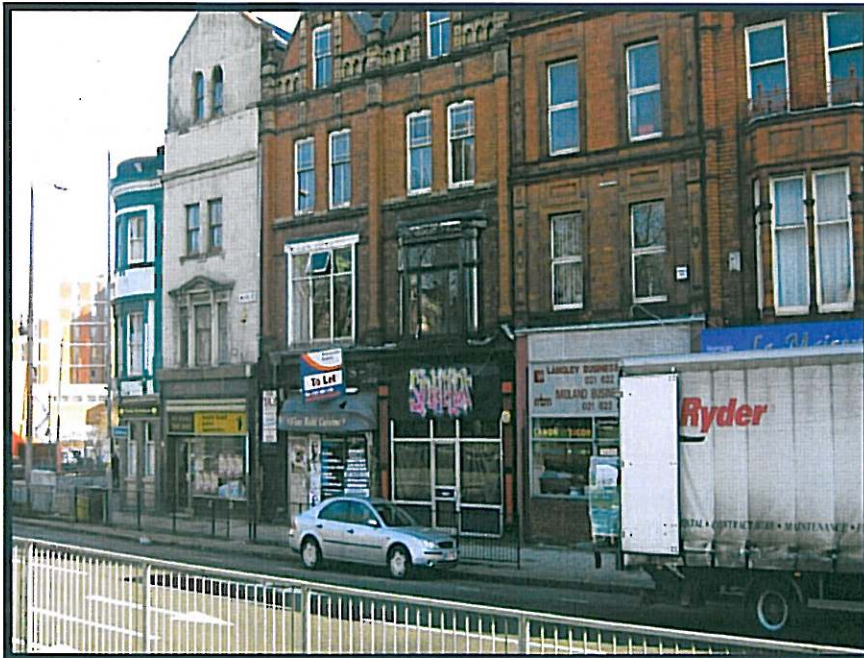
To Let

Pennycuik Collins

Chartered Surveyors

Retail Premises

**78 BRISTOL STREET,
BIRMINGHAM**



***Sales Area 29.671 m² (319 ft²) Approx.
Ancillary 643.355 m² (693 ft²)***

Location

The property is situated on the southbound carriageway of the A38 Bristol Street, close to the junction with the Smallbrook Queensway, approximately ¼ miles south of the Holloway Circus Queensway.

Description

The premises comprise of retail premises with ancillary accommodation consisting of:-

Accommodation (Approx)

Retail Area	29.671 m ²	(319 ft ²)
Ground Floor Ancillary	643.335m ²	(693 ft ²)
First Floor	76.185 m ²	(820 ft ²)
Second Floor	41.027 m ²	(442 ft ²)
Third Floor	39.244 m ²	(422 ft ²)
Basement	55.020 m ²	(592 ft ²)

Proposed Terms

The property is available on a new three year lease contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

Rent

Offers in the region of £8,000 per annum exclusive.

Rateable Value

£3,550

Legal Costs

The tenant to be responsible for all legal costs associated with the preparation and completion of the lease.

Service Charge

A service charge may be levied for the upkeep of the common areas of the building.

Building Insurance

The landlord will insure the premises and reclaim an apportioned amount from the tenant.

Services.

The in going tenant will be responsible for business and water rates as well as utility charges for services connected to the premises.

VAT

All figures are exclusive of VAT.

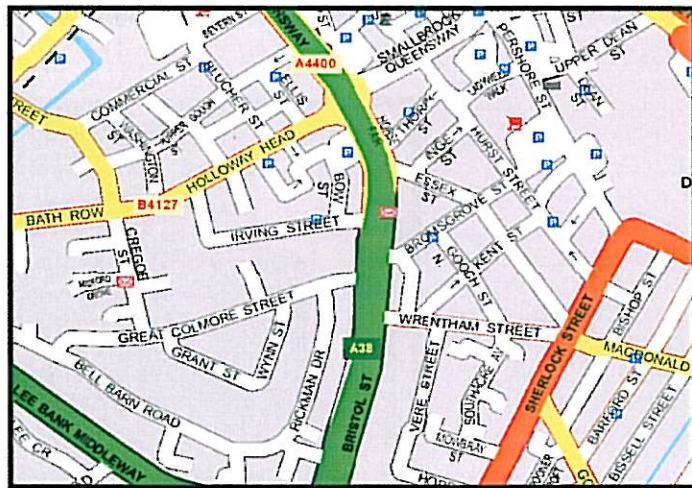
Viewing

Strictly by appointment with the Sole Letting Agent:

Pennycuik Collins,
9 The Square, 111 Broad Street,
Birmingham, B15 1AS.
Tel. No: 0121 665 4150, Fax. No: 0121 665 4190,
Ref: SRJP

SUBJECT TO CONTRACT

August 2011



The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (especially if you are travelling some distance to view the property).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (Sixth Edition)

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.