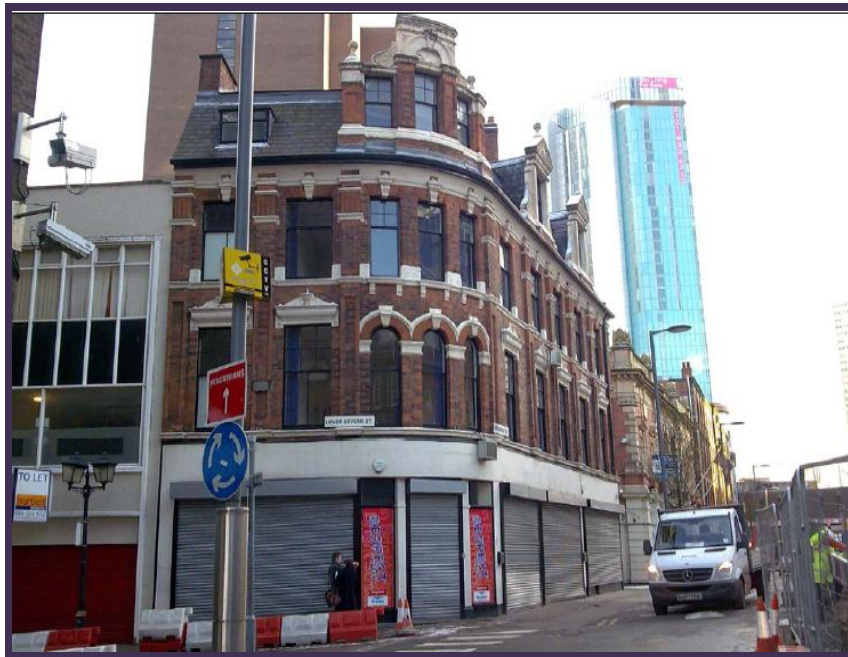


To Let

Office & Retail Premises

**India House, 88/90 John Bright Street,
BIRMINGHAM**



425.40 m² (4,576 ft²) Approx.

Location

The property is located within Birmingham City Centre, a short walk from New Street Station. The property is situated on the corner of Lower Essex Street and John Bright Street and is easily accessible from the City Centre ring road via the A41 Suffolk Street Queensway and Beak Street/Station Street.

Description

The premises comprise of a 4-storey period building of brick construction consisting of:-

Retail (Approx)

No. 88	59.50 m ²	(640 ft ²)
No. 90	38.79 m ²	(417 ft ²)
Basement	45.30 m ²	(487 ft ²)

Offices (Approx)

1st Floor	96.87 m ²	(1,042 ft ²)
2nd Floor	93.48 m ²	(1,006 ft ²)
3rd Floor	91.46 m ²	(984 ft ²)

Proposed Terms

The property is available on a Leasehold basis for a term of 3 years. Flexible terms available.

Rent

£40,000 Per Annum Exclusive.

Rates

Interested parties are advised to make their own enquiries with the Council's Business Rates Department.

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 incoming 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:

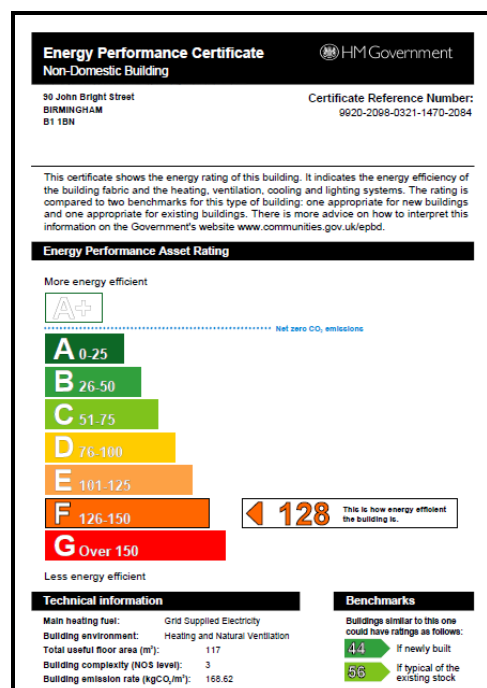
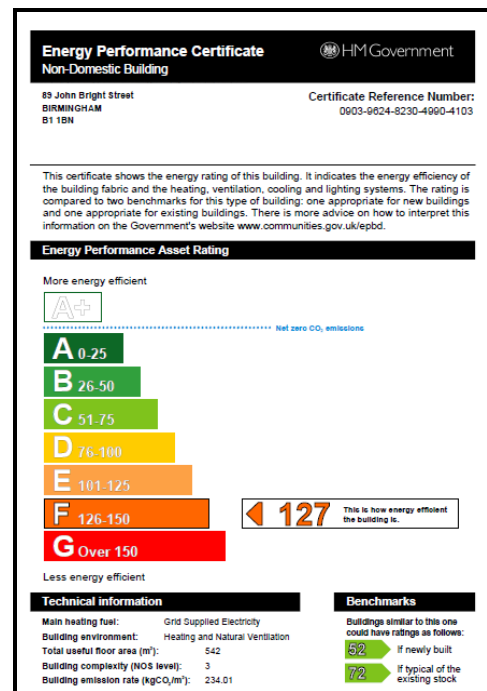
Pennycuik Collins,
9 The Square, 111 Broad Street,
Birmingham, B15 1AS.
Tel. No: 0121 665 4150,
Fax. No: 0121 665 4190,
Ref: Paul Steele

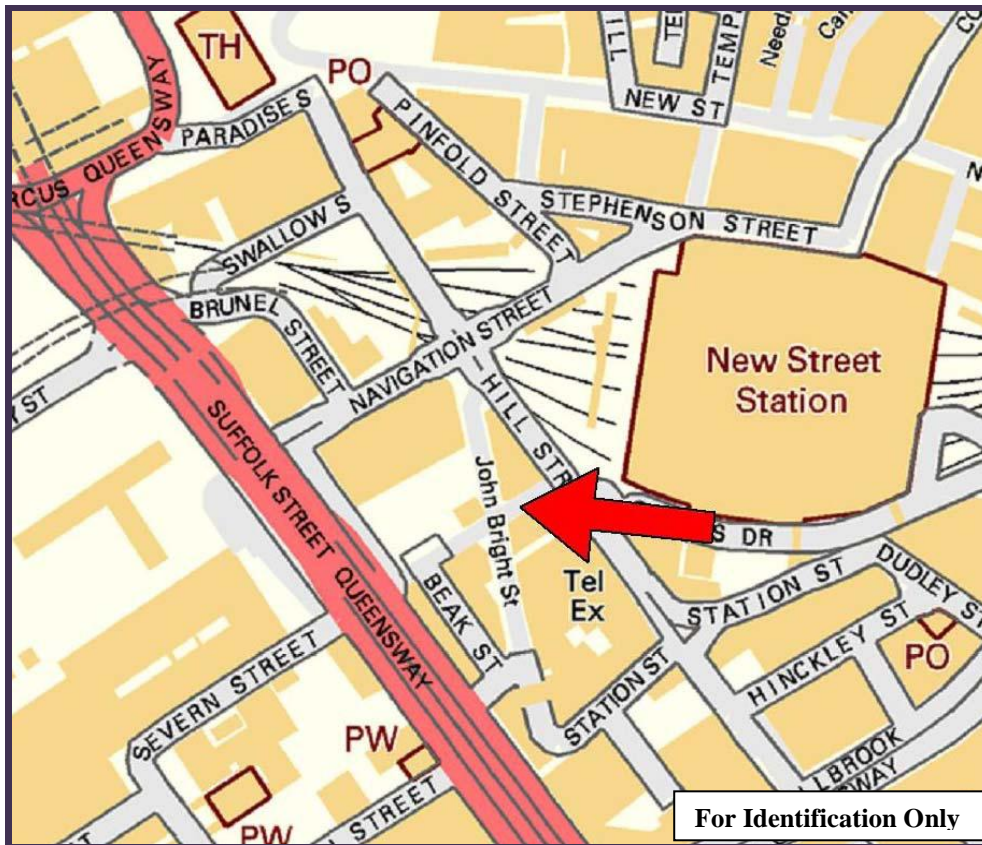
SUBJECT TO CONTRACT

April 2012

Energy Performance Certificate

An EPC is available for the incoming tenant obtained under current legislation.





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.

Reproduced by permission of Geographers' A-Z Map Co. Ltd. Licence No. A0429.

This Map is based upon Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office.
 @ Crown Copyright 2002.