



TO LET

4 Retail Units

Corner of Pershore Street and Upper Dean Street, B5 4RW

1,977 sq ft (184 sq m) to 9,150 sq ft (850 sq m) NIA

Planning consent for A1-A5 use classes

Rent from £42,335 per annum

LOCATION

The units form part of the ground floor of a new build residential building with retail frontages to Pershore Street in Birmingham city centre adjacent to the Birmingham Indoor Market, The Arcadian Centre and Smithfield regeneration area.

DESCRIPTION

The units will be finished to shell specification. More details are available on request.

ACCOMMODATION

	sq m	sq ft
Unit 1 G/F	150.30	1,618
Unit 1 mezz	76.50	823
Unit 1 Total	226.80	2,441

Unit 2 G/F	139.90	1,506
Unit 2 mezz	82.80	891
Unit 2 Total	222.70	2,397

Unit 3 G/F	137.00	1,475
Unit 3 mezz	79.90	860
Unit 3 Total	233.09	2,509

Unit 4 G/F	117.80	1,268
Unit 4 mezz	65.90	709
Unit 4 Total	183.70	1,977

Overall Total	850.10	9,150
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RENT

Unit 1 - £52,795 per annum

Unit 2 - £51,015 per annum

Unit 3 - £49,775 per annum

Unit 4 - £42,335 per annum

LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

BUSINESS RATES

Not yet assessed

PLANNING

The units have planning consent for A1-A5 uses.

Application No 2017/08752/PA

UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SERVICE CHARGE

A service charge will be payable.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

EPC

To be confirmed

VIEWING

Strictly by prior appointment:

Richard Bache

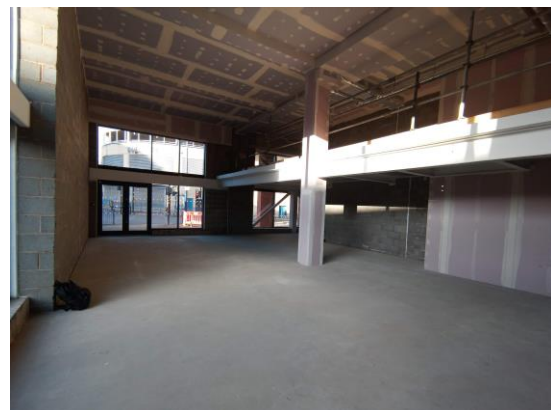
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SUBJECT TO CONTRACT

December 2020



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