

SHOP To Let

ESU3, Edgbaston Street

The Bullring Shopping Centre

BIRMINGHAM

B5 4QL



Tenure

The property is available by way of an assignment of the existing lease which expires 23rd June 2018. The present Passing rent is £87,250 per annum.

VAT

All figures quoted are exclusive of VAT.

Rent

£87,250 per annum

Rates

Rateable value:	£72,000
Rates Payable (2010/11)	£29,808

Viewing

Strictly by appointment with the sole agents:

SGP Property & Facilities Management: **0116 22 22 999**

Tom Dymond

Tel: 0116 201 6802
thomas.dymond@sgp.co.uk

Location

The premises comprise a well located Retail Unit within the Bullring Shopping Centre at its southern approach on the Pedestrianised Edgbaston Street Opposite the popular indoor market & St Martins Rag Market.

Nearby Retailers Include Ladbrokes, Sportsworld, New Look, Savers Sports World, Debenhams & Wagamama.

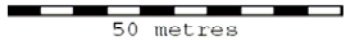
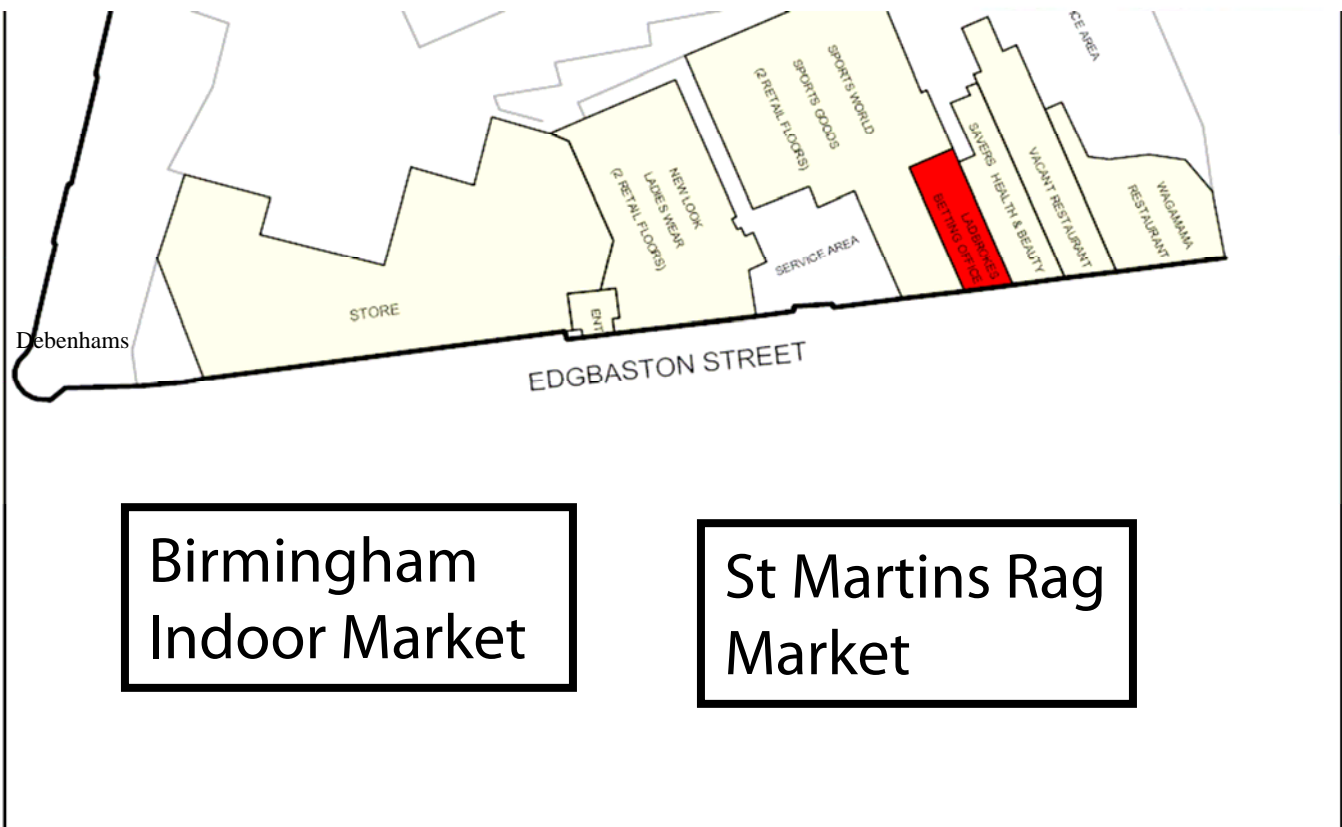
Accommodation

The property is in very good condition, clear & ready to take a shop fit immediately. The unit provides approximate dimensions and floor areas as follows:-

Width:	23.7ft	7.3m
Depth:	70ft	21.3m
GF NIA:	1,650sq ft	153sq m

Use

The premises benefit from an A1 or A2 Use.



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10. Details issued December 2008.