

# RETAIL BIRMINGHAM

## SU734 Bullring Shopping Centre



### SHOP TO LET

#### LOCATION

The Bullring is the premier shopping centre in the Midlands and benefits from an annual footfall of approximately 40 million.

#### SITUATION

This unit is situated in a prime location in the Bullring. It is within close proximity to **Zara, Selfridges, All Saints, Ted Baker, Whistles, Michael Kors, Russell & Bromley** and **Diesel**.

#### LEASE

The premises are available by way of a new turnover related lease contracted outside of the L&T Act for a term of 10 years on an effectively full repairing and insuring basis, incorporating 5 yearly upward only rent reviews.

#### RENT

Rent offers are sought in the region of the higher of £180,000 per annum as 80% of OMV or a percentage of gross turnover, excluding VAT.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

#### EPC

A copy of the energy performance certificate is available on request.

#### ACCOMMODATION

Ground Floor	1,126 sq ft	113.8 sq m
--------------	-------------	------------

#### BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

#### BUSINESS RATES & SERVICE CHARGE

Rateable Value	£147,000
Rates Payable (2018/19)	£72,471
Service Charge (2017/18)	£13,235

#### VIEWING

For further information or to arrange a viewing, please contact:

#### BWD

Nick De-Pons  
0121 262 6542  
ndepons@bwdretail.co.uk

Guy Webber  
0121 262 6543  
gwebber@bwdretail.co.uk

**Cushman and Wakefield**  
Tel: 0207 935 5000