CLASS E OPPORTUNITY BIRMINGHAM 14A STEPHENSON PLACE

SUBJECT TO VACANT POSSESSION



Description

The premises are located on a busy thoroughfare in Central Birmingham linking New Street with Grand Central. Nearby occupiers include **McDonalds**, **HSBC**, **Lloyds Bank** and **Apple**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors comprising the following approximate areas:

Ground Floor Sales	, 1	(119.00 sq. m)
First Floor Ancillary	380 sq. ft.	(35.30 sq. m)
TOTAL	1,661 sq. ft.	(154.31 sq. m)

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£115,000

per annum exclusive.

Service Charge

The service charge for the current financial year is £3,101.64 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£72,000
UBR (24/25)	0.546p

All parties are advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B 43. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, Green & Partners, contacting:

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

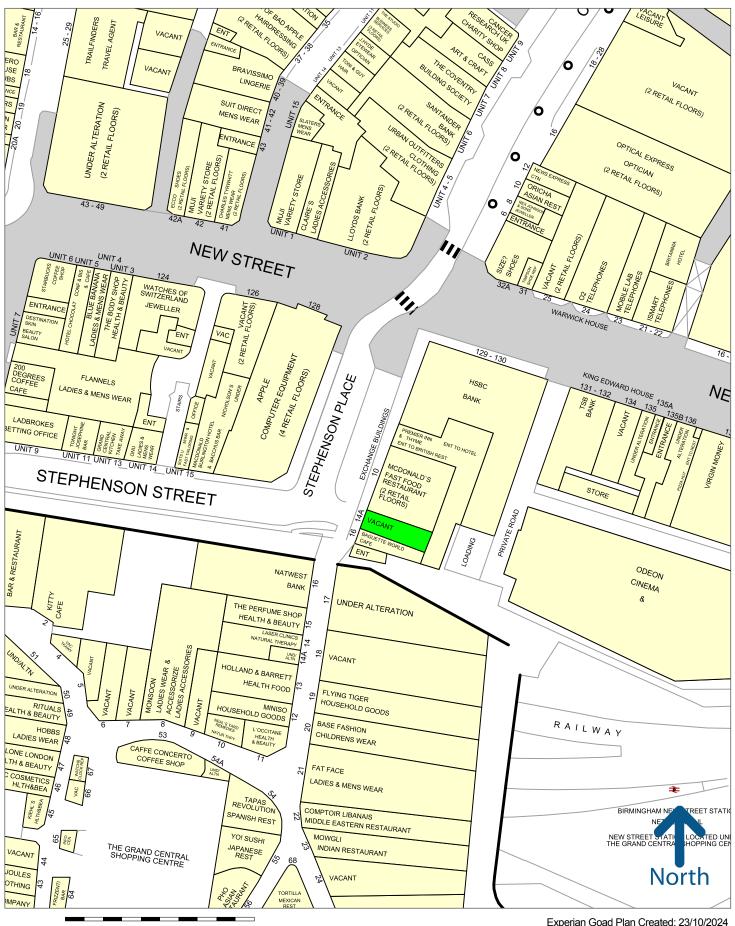
Subject to Contract



020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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50 metres

Experian Goad Plan Created: 23/10/2024 Created By: Green and Partners

Ordnance Survey

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