

# RETAIL BIRMINGHAM

Unit 4 Colmore Gate, Bull Street



SHOP TO LET

## LOCATION

The property occupies a prominent position on Bull Street, on the edge of Birmingham City Centre's business district; it is adjacent to **Monty's Deli Sandwich Bar**, with other nearby retailers including **Tesco Express**, **Pret a Manger**, **Philpotts**, **Sainsburys Local** and **Coral Betting Office**.

## LEASE

The property is available by way of a new FRI lease subject to 5 yearly upward only rent reviews, for a term of years to be agreed.

## RENT

£47,500 pax

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

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

## BUSINESS RATES

The premises are yet to be assessed for business rates. Interested parties are advised to verify figures with the local authority.

## ACCOMMODATION

Ground Floor	1690 sq ft	157 sq m
--------------	------------	----------

## BUSINESS RATES & SERVICE CHARGE

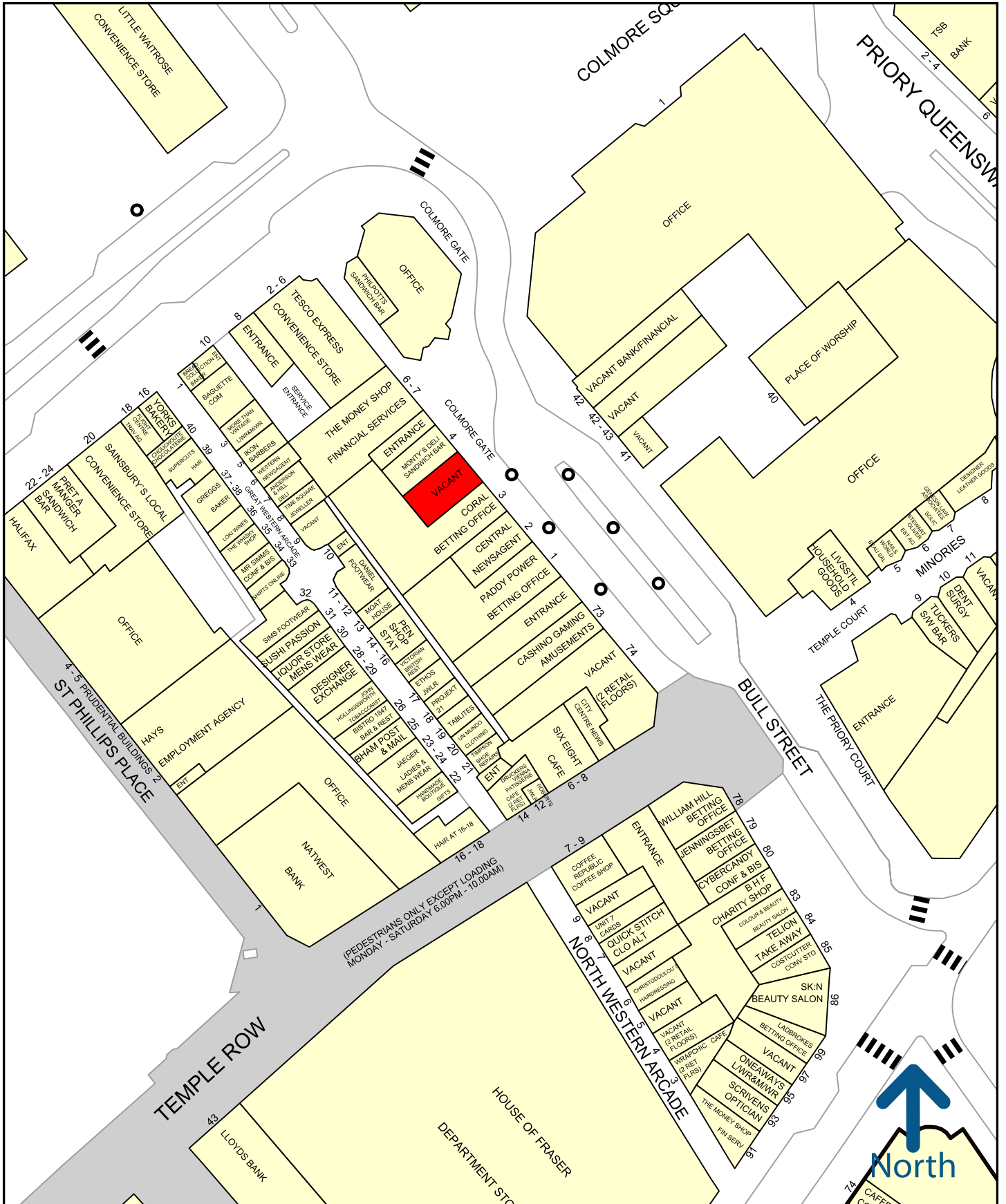
Rateable Value	To be assessed
Rates Payable (2015/16)	To be assessed
Service Charge (2015/16)	£2,024

## VIEWING

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

## BWD

Richard Bidwell/Lucy Butler  
0121 262 6544/0121 262 6540  
rbidwell@bwdretail.co.uk  
lbutler@bwdretail.co.uk



Experian Goad Plan Created: 16/01/2015  
 Created By: Bidwell Webber De Pons Ltd

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Goad Digital Plans are for identification only and not to be scaled as a working drawing. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. This product includes mapping data licensed from Ordnance Survey, © Crown copyright 2003 Licence number PU100017316  
 Misrepresentation Act - The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property.