

RAPLEYS

rapleys.com
0370 777 6292

TO LET Retail Unit

Unit 4, 37-40 High Street,
Birmingham B4 7SF

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com

CHRISTMAS LET AVAILABLE



Prominent retail unit To Let

Located adjacent to the world's
largest **Primark**

Significant passing footfall

Class E Use

110.36 sq m (1,188 sq ft)

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Location

The property is located on Birmingham's High Street, adjacent to the entrance of the world's largest **Primark** store. The pitch is a busy throughfare which provides a connection to the Bullring Shopping Centre via the High Street/New Street entrance.

The unit is 0.2 miles (4 minutes walk) from both Birmingham New Street and Birmingham Moor Street stations.

Nearby national occupiers include **Monki** (H&M brand) adjacent to **Primark** and **H&M** on New Street, and a 60,000 sq ft **Sports Direct** store that is currently being fitted out.

Description

The subject premises is a ground floor retail unit with frontage to the High Street and adjoins **Three** phone shop. The unit has an ancillary basement which provides access to the shared service area.

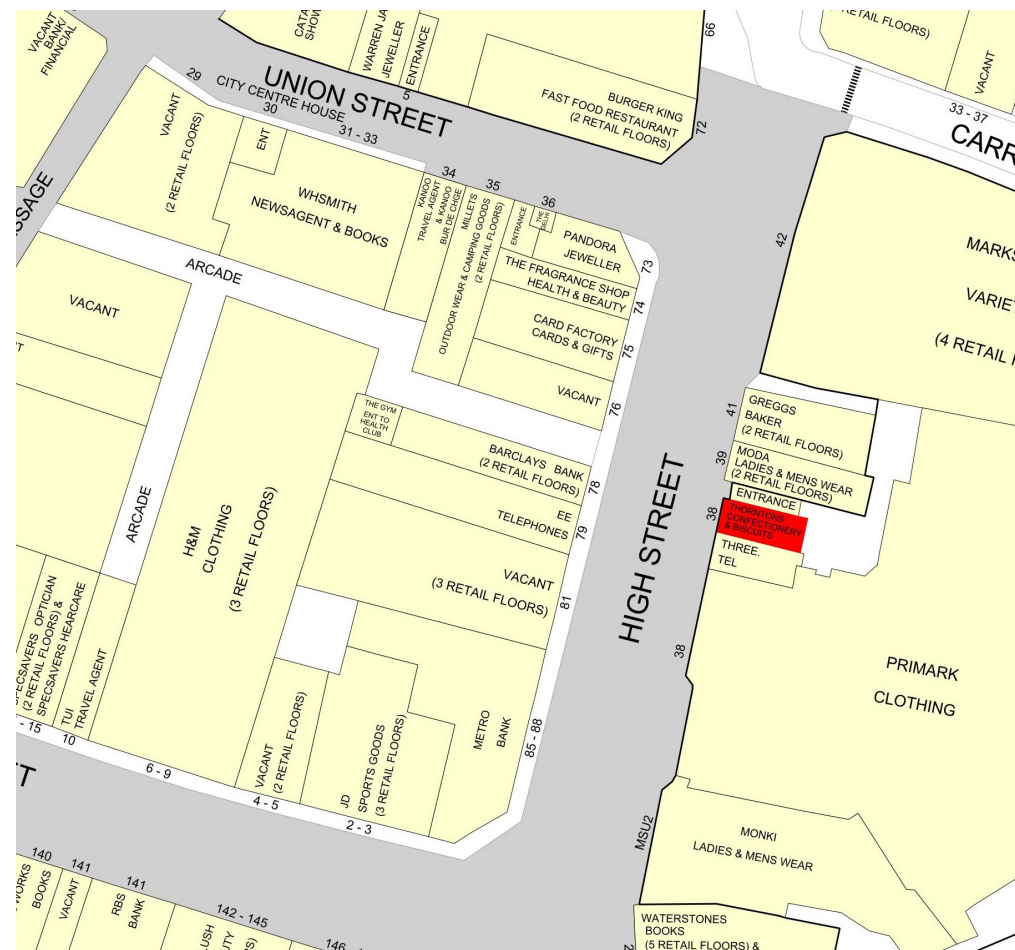
There is also a staff break-out room with kitchenette and WC facilities.

Accommodation

The property comprises the following approximate floor areas:

	metres	
Frontage depth	5.34	
Gross frontage	6.04	
	Sq m	Sq ft
Ground floor	65.50	705
Basement/storage	44.86	483 (space forms part of the service corridor)
Total	110.36	1,188

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold.

Terms

A new IRI lease is available on terms to be agreed, subject to vacant possession.

Further details are available upon application.

Christmas let is available.

Service Charge

2021/22: £1,494.96 exclusive of VAT.

Rating

The property was deleted from the List in January 2018 and has not been re-assessed.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: B.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.



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