

TO LET Retail Unit

Monki, 41 – 43 High Street
Birmingham B4 7SL

Key information

- ❑ Prominent retail unit
- ❑ Located next to the world's largest Primark and the Bullring
- ❑ Significant passing footfall
- ❑ Class E Use
- ❑ 1,145 Sq m (12,325 Sq ft)

Contact

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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 thoroughfare which provides a connection to the Bullring Shopping centre via the High Street/New Street entrance.

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

Nearby occupiers include Boots, Waterstone, Card Factory, Next, EL&N and JD Sports.

Description

The subject premises comprises a retail unit with frontage to High Street. Internally the ground floor comprises open plan retail space with changing rooms to the rear. Basement levels provide staff ancillary areas and stockrooms with shared servicing to the rear.

Access is via pedestrian stairs to the front with a sloped entrance to the left of the main entrance.

Terms

A new effective full repairing lease at a rent of £300,000 per annum for a term to be agreed, subject to vacant possession.

Service Charge

A service charge will be payable.

Energy Performance Rating

Energy Performance Asset Rating: TBC

Rateable Value

We are advised that the Rateable Value for the property is £221,000. The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries of the local authority regarding rates liability and any reliefs that may be available.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

Viewing is strictly by appointment via the sole agent.



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	765.0	8,235
Lower ground	252.0	2,713
Basement	128.0	1,377
Total	1,145.0	12,325
Frontage	19.97 m	65.51 ft



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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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