

90 Great Hampton Street, Birmingham, B18 6EU



**TO LET**

Retail / Café Premises

Net Internal Area: 1,189 ft<sup>2</sup> (110.46 m<sup>2</sup>)

### Location

The property is situated in a prominent location fronting the main A41 Great Hampton Street on the fringe of Birmingham's historic Jewellery Quarter.

The main A41 is a main arterial route which leads direct into Birmingham City Centre less than 1 mile distant as well as providing a direct link to Junction 1 of the M5, being 1.5 miles to the north west.

The main Aston Expressway lies approximately 1-mile due east providing direct access to Junction 6 of the M6 Motorway at Spaghetti Junction.

Public Transport links are excellent with the Jewellery Quarter and St Pauls train and metro station within walking distance and numerous bus routes close by.

### Description

The property comprises of an open plan 'loft styled' retail premises located on an arterial route into Birmingham city centre.

The property is currently undergoing refurbishment to include; glazed doorway, levelled flooring, emulsion coated walls and WC facilities.

The space benefits from generous working height of approximately 15 foot and secure parking to the rear.

### Accommodation

**Total (NIA) - 1,189 ft<sup>2</sup> (110.46 M<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £18,000 per annum.

### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

### Legal Costs

Both parties are to bear the cost of their own legal and surveyor's fees incurred during the transaction.

### Services

We understand that all mains services are available on the site.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Service Charge

A small service charge is levied to cover the cost of the maintenance, buildings insurance and upkeep of communal areas and car parking.

### Energy Performance Certificate (EPC)

Available on request from the agent.

### Rateable Value

The property has yet to be assessed for rates.

### Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500

