



UNIT 4 PARK REGIS, 158 BROAD STREET, BIRMINGHAM, B15 1DT

HEALTHCARE, LEISURE, RETAIL TO LET | 4,962 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Retail/Leisure Premises in Prominent Location

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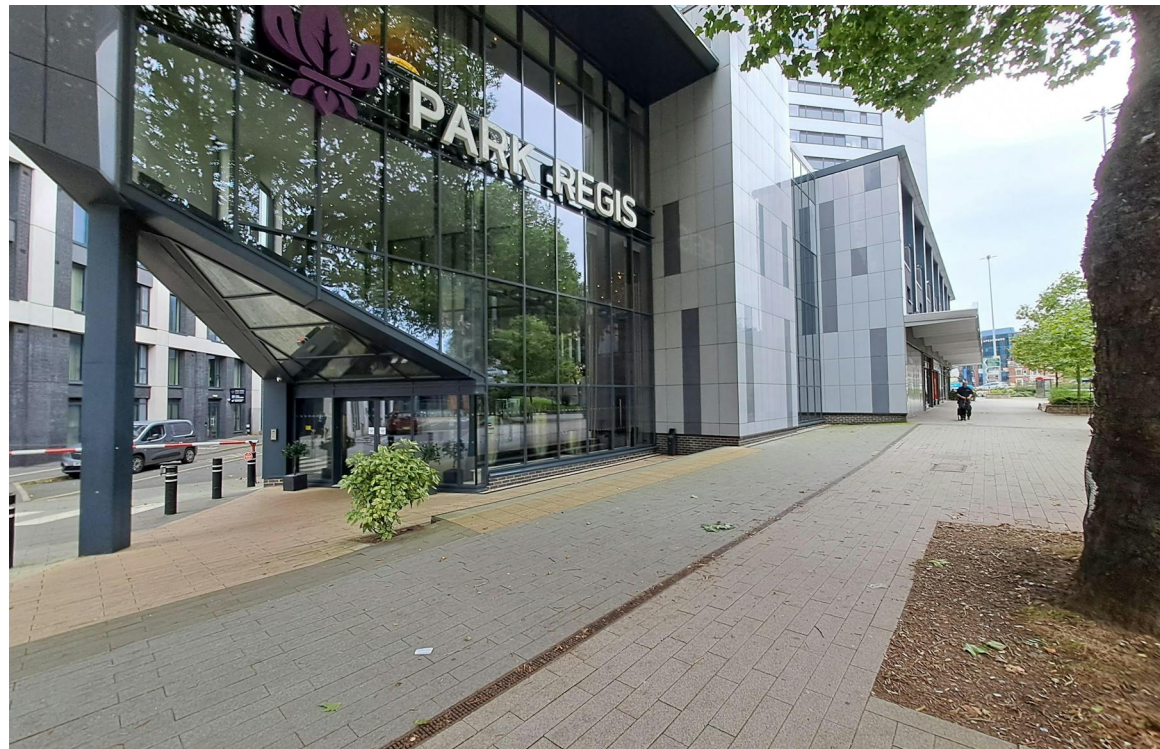


## DESCRIPTION

We are delighted to market this retail/leisure unit at the Park Regis. The unit is highly visibly and has an excellent frontage, with over 1000 residential units within a short walk.

The unit is currently fit-out for the purpose of medical/aesthetic treatments, comprising a reception area and a number of consultation rooms. The unit also benefits from lift access to the first floor.

The unit can also be provided in shell condition so ingoing tenants can provide their own bespoke fit-out.

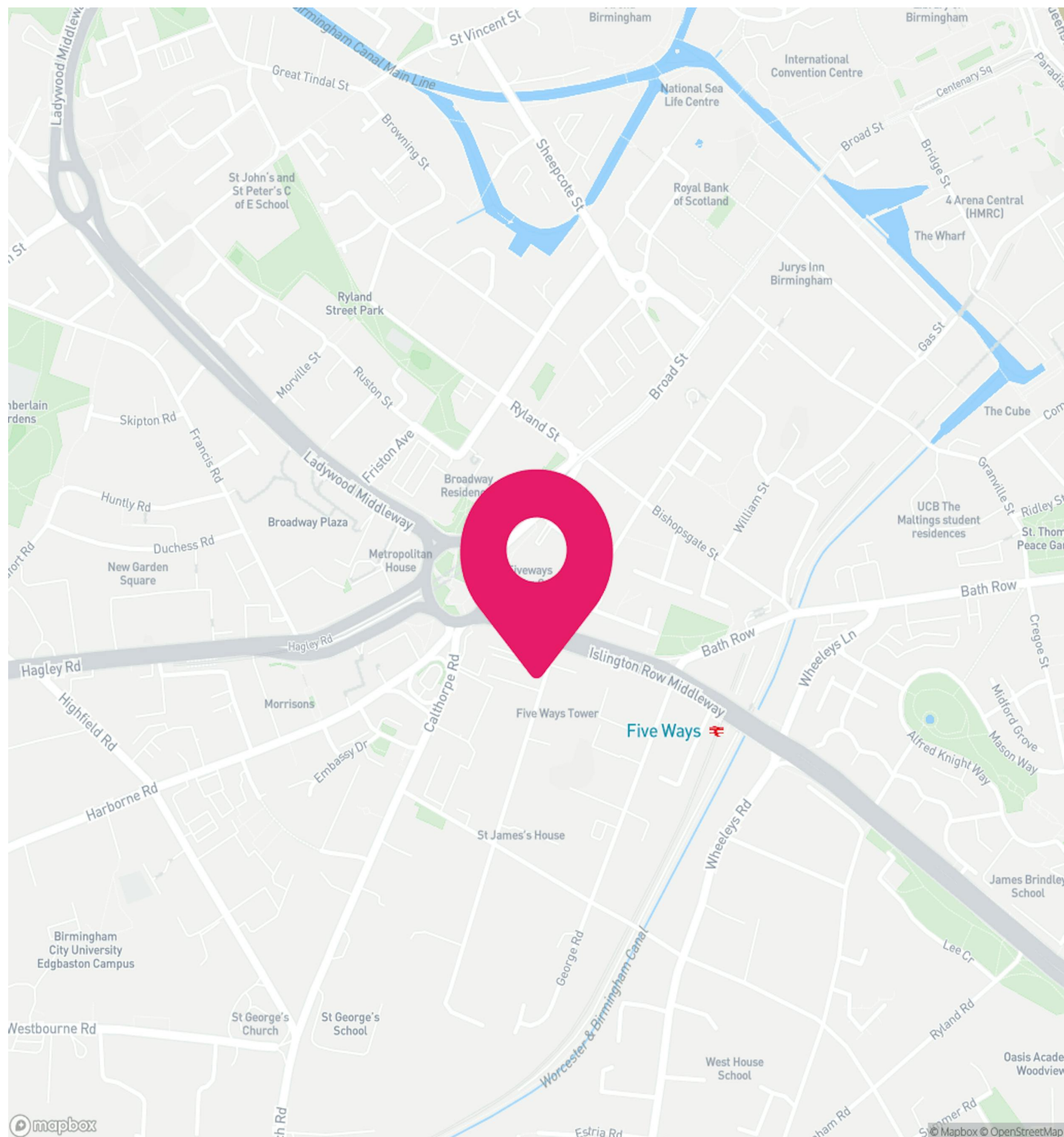


## LOCATION

The Park Regis is situated fronting Broad Street, Birmingham's most dynamic entertainment destination. It is adjacent to Five Ways Island within the inner ring road and is accessed just off Islington Row Middleway (A4540).

Located within a short walk of both Five Ways Train Station and West Midlands tram line, the property is extremely well connected to the heart of Birmingham and the wider area.

The unit fronts the busy Broad Street in Birmingham and is situated near to a number of leisure operators, including but not limited to: Lavatte Café, The Gym, Boom Battle Bar, and Cineworld.





## ACCOMMODATION

Total (NIA) 4,962 ft<sup>2</sup> (460.98 m<sup>2</sup>) approximately

## RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £37,500 per annum exclusive.

## BUSINESS RATES

Rateable Value: £11,750

We advise any potential occupiers to make their own enquiries in respect of the business rates valuation.

## SERVICES

We understand that mains water, electric and drainage and connected to the property.

The property also benefits from lift access to the first floor.

## PLANNING USE

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

## LEGAL COST

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

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## AVAILABILITY

The property is available immediately on completion of legal formalities

## VIEWINGS

Strictly via the sole letting agent Siddall Jones on: 0121 638 0500

## SERVICE CHARGE

£5,201.42 per annum

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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