



## LOCATION

Birmingham is the UK's second largest city, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destination.

## DESCRIPTION

The unit forming part of the Calthorpe Estate, is located fronting Islington Row Middleway, the A4540 adjacent to Fiveways Roundabout within the inner ring road of Birmingham City Centre. Adjacent retailers include – Laghi's Deli, Eye Opticians, and The Sandwich Club. The unit further benefits from rear access.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>GROUND FLOOR:</b>	<b>266.71 sq.m 2,870 sq. ft</b>
<b>FIRST FLOOR:</b>	<b>185.93sq. m 2,001 sq. ft</b>
<b>BASEMENT:</b>	<b>181.02 sq. m 1,948 sq. ft</b>

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

**£52,500** per annum exclusive of rates, service charge and VAT.

## BUILDING SECURITY

The cost of CCTV is **£890 pa.**

## RATEABLE VALUE

Rateable Value – **£34,250**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

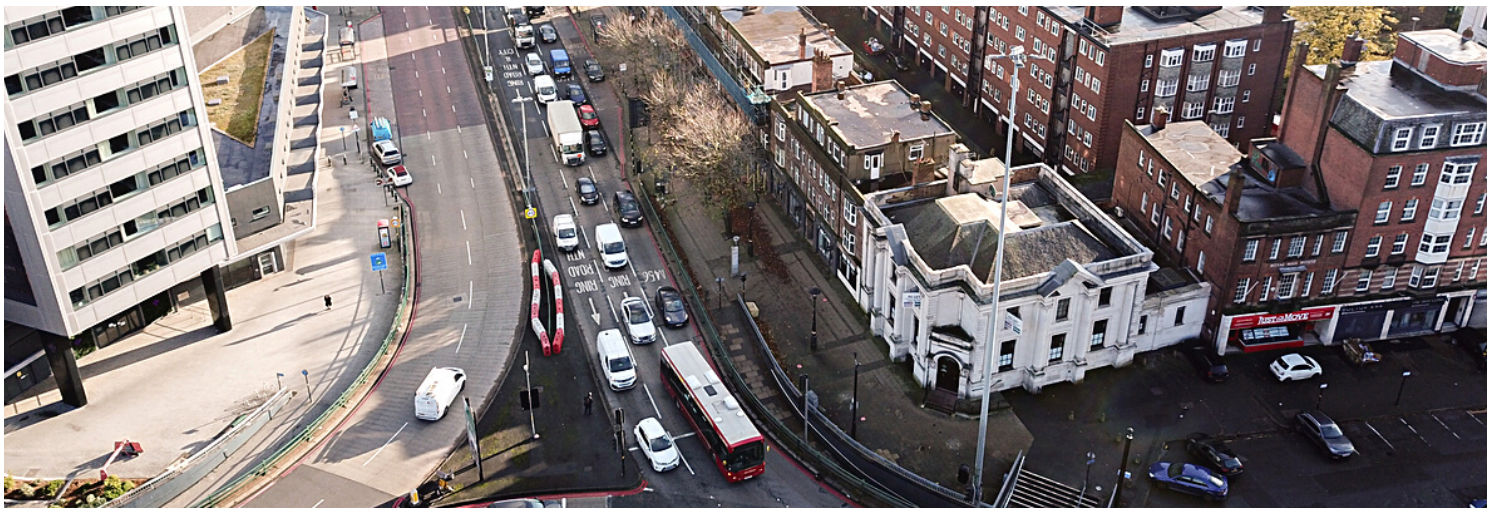
Strictly by appointment with the Joint Retained Agents.

**SUBJECT TO CONTRACT**

# 1 Calthorpe Road

Calthorpe Estate, Edgbaston

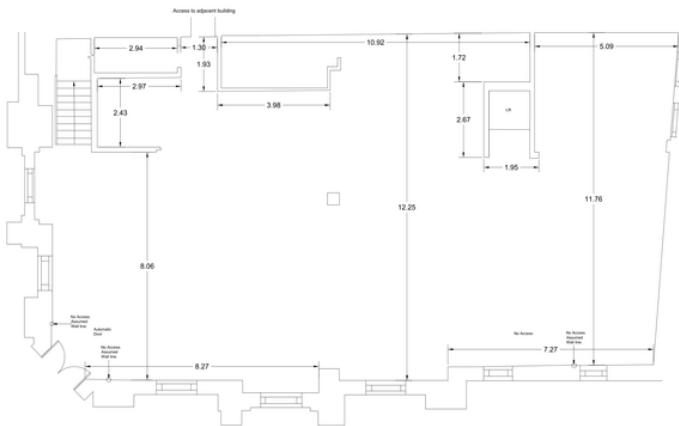
B15 1QL



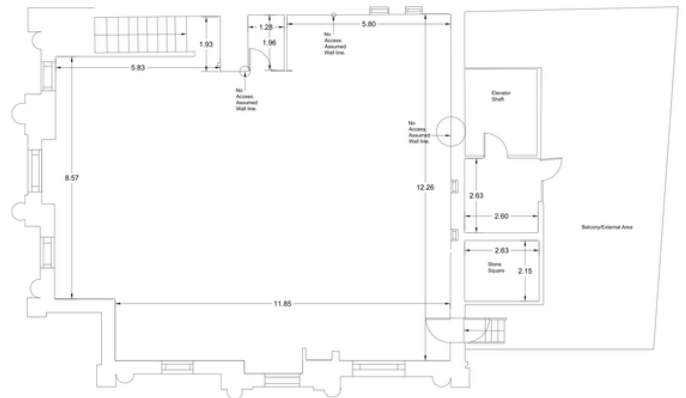
INDICATIVE  
NORTH



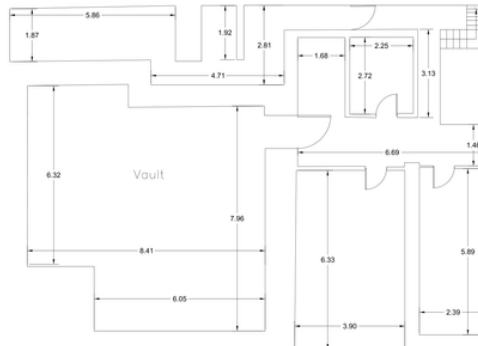
Ground Floor  
Gross Internal Area 266.71m<sup>2</sup>



First Floor  
Gross Internal Area 185.93m<sup>2</sup>



Basement  
Gross Internal Area  
181.02m<sup>2</sup>



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