



# BULL RING INDOOR MARKET UNITS TO LET

Bull Ring Indoor Market  
Bull Ring  
Birmingham  
B5 4RQ

The Bull Ring Indoor Market is one of the UK's largest fish markets. There are a variety of goods sold including fresh meat and poultry, exotic fruit and vegetables, clothing, and a variety of household goods.



<b>ADDRESS OF PROPERTY</b>	<b>Area M<sup>2</sup></b>	<b>Area FT<sup>2</sup></b>	<b>Rent</b>	<b>Service Charge (SC) 1 – Annual</b>	<b>Ad Levy S.Ch 1</b>	<b>Service Charge (SC) 2 – Annual</b>	<b>Ad Levy S.Ch 2</b>	<b>Total Charge excluding VAT</b>
<b>DRY GOODS STALLS</b>								
Stall 1A	13.92	149.82	£4,869.15	£6,310.50	£157.76	£0.00	£0.00	£11,337.41
Stall 4	15.17	163.29	£5,306.93	£6,877.86	£171.95	£0.00	0.00	£12,356.73
Stall 9	76.17	819.85	£26,645.13	£34,532.50	£863.31	£0.00	£0.00	£62,040.94
Stall 11	16.68	179.51	£5,834.08	£7,561.05	£189.00	£0.00	£0.00	£13,584.13
Stall 14	12.367	133.12	£4,326.40	£5,607.08	£140.18	£0.00	£0.00	£10,073.66
Stall 15A	7.77	83.60	£2,717.00	£3,521.27	£88.03	£0.00	£0.00	£6,326.31
Stall 15B	18.06	194.37	£6,317.03	£8,186.96	£204.67	£0.00	£0.00	£14,708.66
Stall 23	20.93	225.25	£7,320.63	£9,487.65	£237.19	£0.00	£0.00	£17,045.46
Stall 24	10.85	116.79	£3,795.68	£4,919.25	£122.98	£0.00	£0.00	£8,837.91
Stall 26	30.53	328.57	£10,678.53	£13,839.54	£345.96	£0.00	£0.00	£24,864.02
Stall 30B	12.432	133.82	£4,349.15	£5,636.57	£140.91	£0.00	£0.00	£10,126.63
Stall 33	8.20	88.26	£2,868.45	£3,717.56	£92.94	£0.00	£0.00	£6,678.95

Stall 34	5.22	56.22	£1,827.15	£2,368.02	£59.16	£0.00	£0.00	£4,254.33
Stall 38A	20.31	218.57	£7,103.53	£9,206.28	£230.16	£0.00	£0.00	£16,539.96
Stall 42A	14.06	151.31	£4,917.58	£6,373.25	£159.33	£0.00	£0.00	£11,450.16
Stall 43	4.12	44.32	£1,440.40	£1,866.78	£46.67	£0.00	£0.00	£3,353.85
Stall 44	14.06	151.31	£4,917.58	£6,373.25	£159.36	£0.00	£0.00	£11,450.19
Stall 47	6.29	67.74	£2,201.55	£2,853.24	£71.33	£0.00	£0.00	£5,126.12
Stall 48A	11.62	125.08	£4,065.10	£5,268.43	£131.71	£0.00	£0.00	£9,465.24
Stall 49A	18.58	200.00	£6,500.00	£8,424.10	£210.60	£0.00	£0.00	£15,134.71
Stall 51	13.34	143.59	£4,666.68	£6,048.08	£151.20	£0.00	£0.00	£10,865.96
Stall 53A	14.44	155.46	£5,052.45	£6,548.05	£163.70	£0.00	£0.00	£11,764.21
Stall 53B	11.62	125.08	£4,065.10	£5,268.43	£131.71	£0.00	£0.00	£9,465.24
Stall 54	15.33	165.00	£5,362.50	£6,949.88	£173.75	£0.00	£0.00	£12,486.13
Stall 57	16.95	182.44	£5,929.30	£7,684.47	£192.11	£0.00	£0.00	£13,805.88
Stall 58	10.31	110.97	£3,606.53	£4,674.11	£116.85	£0.00	£0.00	£8,397.49

Stall 130	15.59	167.85	£5,455.13	£7,069.93	£176.75	£0.00	£0.00	£12,701.80
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**WET GOODS  
STALLS**

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Stall 119	55.674	599.27	£19,476.28	£25,241.56	£631.04	£0.00	£0.00	£45,348.87
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Stall 120	26.47	284.91	£9,259.58	£12,000.56	£300.01	£0.00	£0.00	£21,560.14
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Stall 122	52.354	563.53	£18,314.73	£23,736.17	£593.40	£1,444.78	£36.12	£44,125.20
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Stall 123	36.35	391.27	£12,716.28	£16,480.49	£412.01	£722.39	£18.06	£30,349.23
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<b>STORES (mezzanine level)</b>								<b>Sub Total subject to VAT</b>
Store 6	14.80	159.26	£637.04	£1,341.62	£33.54	£0.00	£0.00	£2,012.20
Store 7	8.96	96.49	£385.96	£812.84	£20.32	£0.00	£0.00	£1,219.12
Store 8	27.27	293.53	£1,174.12	£2,472.73	£61.82	£0.00	£0.00	£3,708.66
Store 14	28.16	303.12	£1,212.48	£2,553.51	£63.84	£0.00	£0.00	
Store 20	6.82	73.43	£293.72	£618.58	£15.46	£0.00	£0.00	£927.77
Store 24	7.83	84.32	£337.28	£710.32	£17.76	£0.00	£0.00	£1,065.36
Store 25 letting In progress	14.185	152.69	£610.76	£1,286.28	£32.16	£0.00	£0.00	£1,929.19
Store 27	16.93	182.19	£728.76	£1,534.79	£38.37	£0.00	£0.00	£2,301.92
Store 28	3.96	42.57	£170.28	£358.61	£9.00	£0.00	£0.00	£537.89
Store 29	16.94	182.32	£729.28	£1,535.88	£36.40	£0.00	£0.00	£2,303.56
Store 30	46.44	499.92	£1,999.68	£4,211.38	£105.28	£0.00	£0.00	£6,316.34
Store 99	12.40	133.47	£533.88	£1,124.36	£28.11	£0.00		
Store 101	25.88	278.59	£1,282.36	£2,346.87	£58.67	£370.82	£9.27	£4,068.05

Store 111	29.19	314.24	£1,945.76	£4,097.82	£102.45	£1,520.62	£38.02	£7,704.66
Store 112	24.46	263.6	£1,837.20	£3,869.19	£96.73	£1,730.79	£43.27	£7,577.18

Please note that Stores 99 and 101 are to be let with café 9 only.

**Viewing**

For further information on a particular stall, or to arrange a viewing, please call 0121 303 0208 or contact us by email at [marketstalls@birmingham.gov.uk](mailto:marketstalls@birmingham.gov.uk)

**ADDITIONAL INFORMATION**

The market is open from Monday to Saturday, 9am to 5:30pm. Stalls at the Indoor market are leased. Tenants pay rent, a service charge, any associated utility costs and an advertising levy. The following services are provided by the landlord;

- Repairing and maintaining the main structure at all times and otherwise cleaning down painting and decorating the exterior of the Centre (including the exterior of the window frames) and the common parts as and when reasonably required.
- Providing for the common parts of the Centre, lighting, reasonable heating, hot water, air conditioning, CCTV, cleaning of the common parts, the periodic collection and removal of refuse, traffic control, security control, caretaker or other staff.
- Promotions and advertising.
- Any other services reasonably deemed desirable by the Landlord for the effective operation and management of the Centre or reasonably requested by the Tenant's Association.

**Availability**

Units are available by way of a lease. The lease term will expire on 30<sup>th</sup> April 2022. Traders are required to give 28 days' notice to relinquish the lease at any time during the term.

**Rent**

The rental will be payable monthly in advance by way of direct debit. VAT will also be payable on rents.

**Repairs**

All accommodation is let in its present condition and the occupiers will be responsible for putting and keeping the interior of the premises in good and tenable repair and condition throughout the term. All external repairs and maintenance, including maintenance of common parts, toilets etc. are carried out by the Council as Landlord and the cost recovered from the occupier by way of a service charge.

## Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council.  
Telephone 0121 303 3410 / 5511

## User

We have a variety of space in the Markets offering different produce, including meat, fish, poultry and dry goods.  
For specific queries, please contact us on 0121 303 0208 or contact us by email at [marketstalls@birmingham.gov.uk](mailto:marketstalls@birmingham.gov.uk)

## Outgoings

Occupiers are responsible for all outgoing assessed on their accommodation.

## References

Prior to completion, the City Council will carry out a standard credit check and will also require a bank reference to ensure that prospective tenants are able to meet the commitments of new tenancies.

## Grants

There are a number of schemes available to assist new businesses and individuals make the most of their opportunities and it is advised that prospective tenants make their own enquiries to see whether they qualify for any assistance. For more information, please visit;

[www.birmingham.gov.uk/bdg](http://www.birmingham.gov.uk/bdg)

[www.birmingham.gov.uk/rdp](http://www.birmingham.gov.uk/rdp)

[www.birmingham-chamber.com](http://www.birmingham-chamber.com) (0121 454 6171)

[www.businesslink.gov.uk](http://www.businesslink.gov.uk) (0845 113 1234)

Alternatively, please contact Birmingham Enterprise on 0121 359 2221.

## Documentation

Each occupier will be required to complete appropriate legal documentation, which will contain such other clauses and conditions as are normal within Council documents of this nature. Occupiers will be responsible for the payment of the Council's costs incurred in the preparation of the documentation and where applicable, any Stamp Duty payable.



Property Services Inclusive Growth  
PO Box 16255  
Birmingham B2 2WT  
Tel No: 0121 303 3935  
Email: [bpslettings@birmingham.gov.uk](mailto:bpslettings@birmingham.gov.uk)

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