

Retail Premises - To Let by Informal Tender



127, Great Hampton Row, Newtown, Birmingham B19 3JN



Size: 585 Sq Ft (54.36 Sq M)

Rent: Offers are invited in excess of £7,500 per annum exclusive

Key Features

- Close proximity to city centre and the famous jewellery quarter
- Good transportation links
- Shops situated within a traditional municipal shopping
- Variety of independent traders as well as national operators

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

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Location

The premises are located on Great Hampton Row, situated between Unett Street and Mosborough Crescent in a residential area close to the A4540 City Ring Road at Boulton Circus.

Description

The retail lock up shop situated within a traditional shopping parade with a variety of uses.

Operators within the parade include a Catering Shop, Discount Store, Fish & Chip Shop, Hair Salon, Internet Café and a Grocery Store.

Parade also benefits from National Operator Costcutters.

A ground floor unit with comprises of a main retail area with a small kitchen area, W/C facilities and internal storage to the rear. The unit also benefits from a rear service road.

Accommodation

Accommodation	Sq Ft	Sq M
Net Internal Area	585	54.36
ITZA	433	40.18
Internal Storage	144	13.41
Total	585	54.36

Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category D.

A copy of the Energy Performance Certificate can be made available upon request.

Tenure

The premises are available leasehold.

The Landlord may consider the following:

- (i) A Tenancy for a term of three years less one day, or
- (ii) A five-year lease (or multiples thereof).

Rent

Offers are invited in excess of £7,500 per annum.

VAT

VAT is not applicable to this property.

Business 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 5509 / 5510 or 5511.

We have been advised by the Local Authority's Business Rates section of the following:

Current Rateable Value: £3,900 pa
Rates Payable 2022/23: £1,950 pa

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

Viewing

Viewings will be carried out strictly by appointment only. Please contact Birmingham Property Services on the number below if you wish to attend a viewing on the following date/time:

Monday 13th November at 12 - 12:30pm

Thursday 16th November at 12 - 12:30pm

Monday 20th November at 12 - 12:30pm

Thursday 23rd November at 12 - 12:30pm

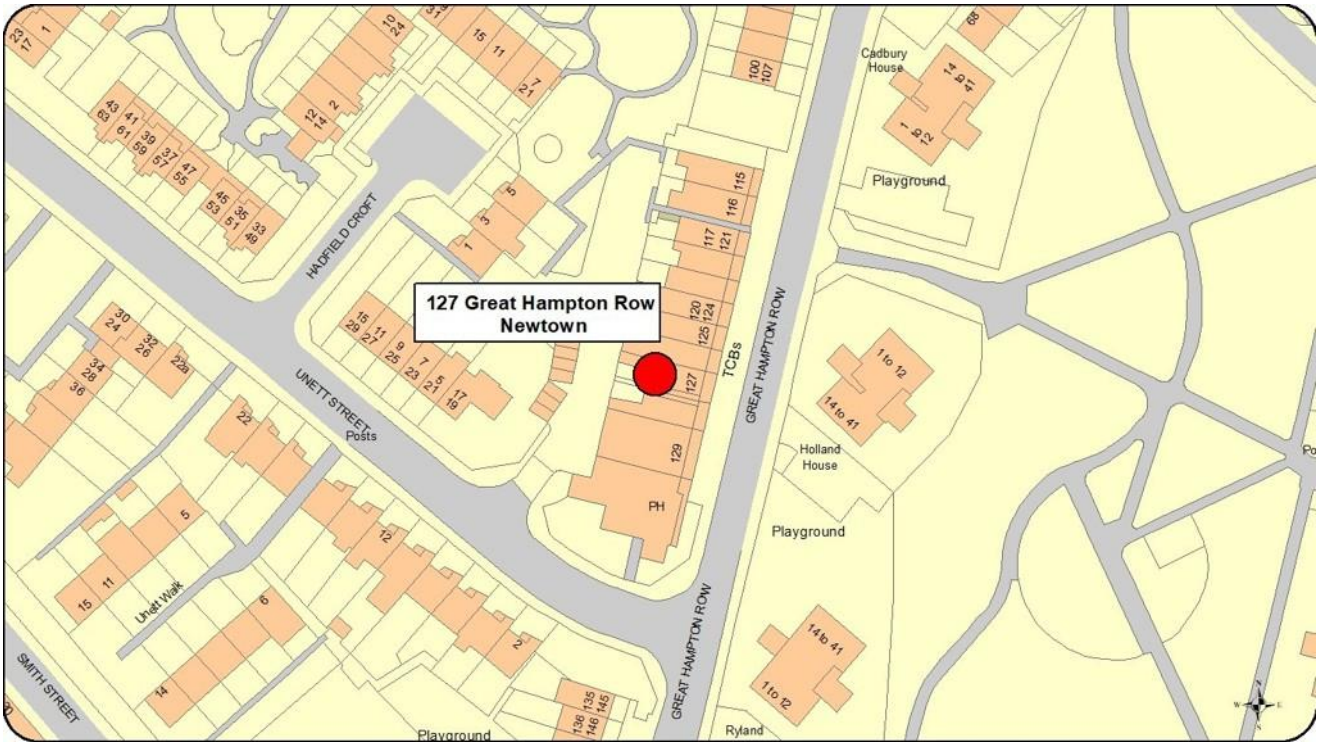
Email: **bpslettings@birmingham.gov.uk**

Offers/Deadline:

OFFER SHOULD BE SUBMITTED IN WRITING
ON THE ATTACHED TWO FORMS AND
EMAILED AT bpslettings@birmingham.gov.uk

**OFFERS WILL NOT BE OPENED UNTIL
AFTER THE CLOSING DATE HAS EXPIRED.**

**Offers to be received by NO LATER THAN
MIDDAY TUESDAY 28TH NOVEMBER 2023**



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