

38 PARADISE STREET, BIRMINGHAM, B1 2AF



## TO LET

GROUND FLOOR  
OFFICE/RETAIL ACCOM.

**840sq.ft/78.04sq.m**

- Substantial rent reduction.
- Extensive frontage onto Paradise Street.
- Within close proximity to Birmingham Town Hall, Victoria Square, Birmingham City Council House (Museum & Art gallery) and Chamberlain Square/Paradise Development.
- Adjoining a Metro Line tram stop.
- Adjoining the main pedestrianised retail centre (excellent footfall).
- Birmingham - population circa, 1.1M
- West Midlands – population circa, 2.7M



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## LOCATION

Birmingham (second city – population circa, 1.1M – West Midlands – population circa, 2.7M) has benefitted from considerable regeneration/redevelopment over the past 10/15 years (substantial population growth – youngest population throughout Europe).

The subject premises enjoys a substantial frontage onto Paradise Street, located directly opposite the Paradise Development (2.8 acres/7 hectares – 1.8M/176,255 sq.m – offices/retail/restaurants/bars /coffee shops & a hotel).

The Birmingham City Council Office (art gallery & museum), Town Hall, Victoria & Chamberlain Squares are nearby.

Wider surrounding areas include The Mailbox, Library of Birmingham, ICC, Symphony Hall, Birmingham New Street Station/Grand Central and the Bull Ring Retail Development.

A Metro Line tram stop (Town Hall) is situated directly in front of the demise (footfall).

## DESCRIPTION

The subject premises provide ground floor, self-contained, office/retail accommodation.

Predominantly open plan. Recessed lighting. Excellent natural light.

Kitchen and toilet facilities.

## ACCOMMODATION

**840 sq.ft/78.04 sq.m**

## TERM

The property is available on the basis of either a 3 or 5 year term.

## ASKING RENTAL LEVEL

**£20,000** Per annum exclusive, payable quarterly in advance.

## VAT

VAT is applicable

## BUSINESS RATES

Ratable value £20,000

Rates Payable circa, £10,000 per annum.

## MAINS SUPPLIES

Primary metered mains electricity, water and drainage. No Gas.

## SERVICE CHARGE

Circa, £1,800 per annum

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## USE

All uses will be considered, including office accommodation, retail and food.

Any interested parties should make their own proper enquiries of the local planning authority

## LEGAL COSTS

Each party to bear their own proper, reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## **For More Information Contact:**

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**NOTICE**

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

**SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.