

Prime Birmingham City Centre Retail Unit

Sales Area
62.3m² (670ft²)

- Mixed retail and leisure pitch
- Busy pedestrian route between Birmingham City Centre and Aston University
- Birmingham Childrens Hospital and Birmingham Law Courts in the immediate vicinity
- Nearby occupiers include **Dixy Chicken**, **Caspian**, **Nisa** and **Food & Liquor**
- Other major occupiers in the immediate vicinity include **Boston Tea Party**
- **NOT SUITABLE FOR FOOD USE REQUIRING EXTRACTION**



TO LET



Location



Gallery



Contact

FHP are pleased to present to the market this well-situated Class E property within the heart of Birmingham City Centre. Occupying a strong position within a mixed retail and leisure pitch, the premises are considered suitable for a number of non food related uses.

Location

Located within the heart of Birmingham City Centre, Chamberlain Place sits close to the city centre retail areas, Aston University, Birmingham Law Courts and Birmingham Children's Hospital.

With numerous key office buildings in close proximity, the pitch is ideal for service led and convenience type operators, looking to tap into good footfall levels.

The subject property is located adjacent to a Birmingham Law Courts and a Nail Bar. Other occupiers in the immediate vicinity include **Boston Tea Party**, **Nisa**, **Caspian**, **Dixy Chicken** and **Food & Liquor**.

The Property

The subject property provides a corner position with return frontage. Internally, there is a regular shaped sales area. There are two entrance doors to the premises, and there are internal roller shutters to both glazed elevations. Please note there are no WCs.





Description

The subject property is arranged over ground floor and basement levels. The property benefits from return frontage and a regular shaped sales area.

Floor Areas

Description	m ²	ft ²
Ground Floor Sales	62.3	670
Basement	66.3	714
Total	128.6	1,384

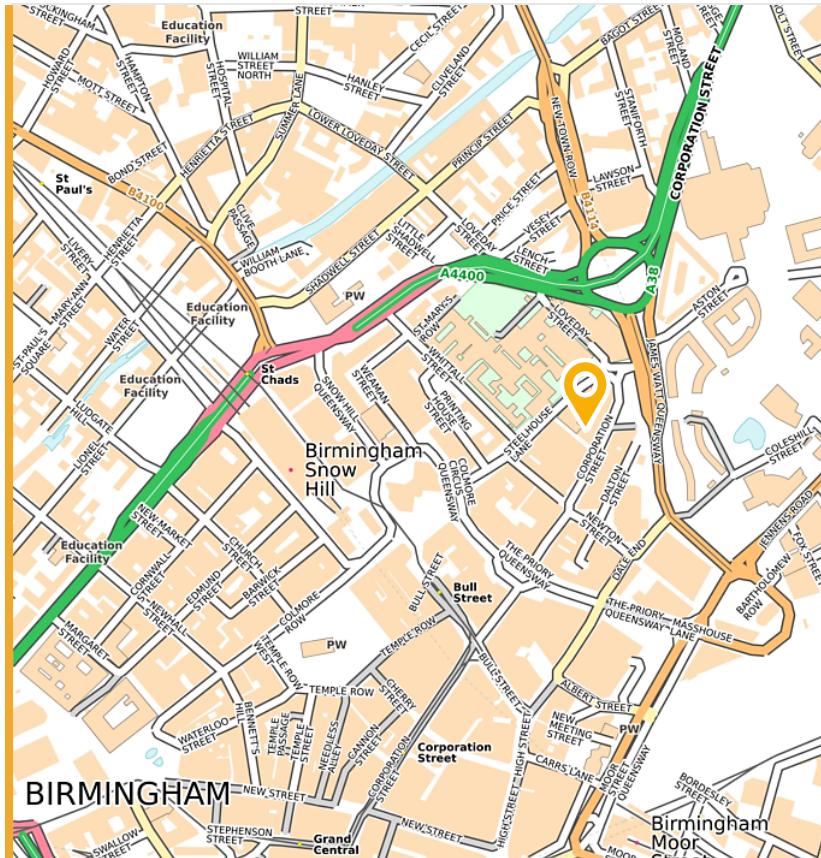
Lease Terms and Rental

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at an annual rent of:-

£25,000 per annum exclusive
(twenty five thousand pounds)

Service Charge

We understand the property is also subject to a service charge of £2,120 per annum.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (RV): £18,000

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

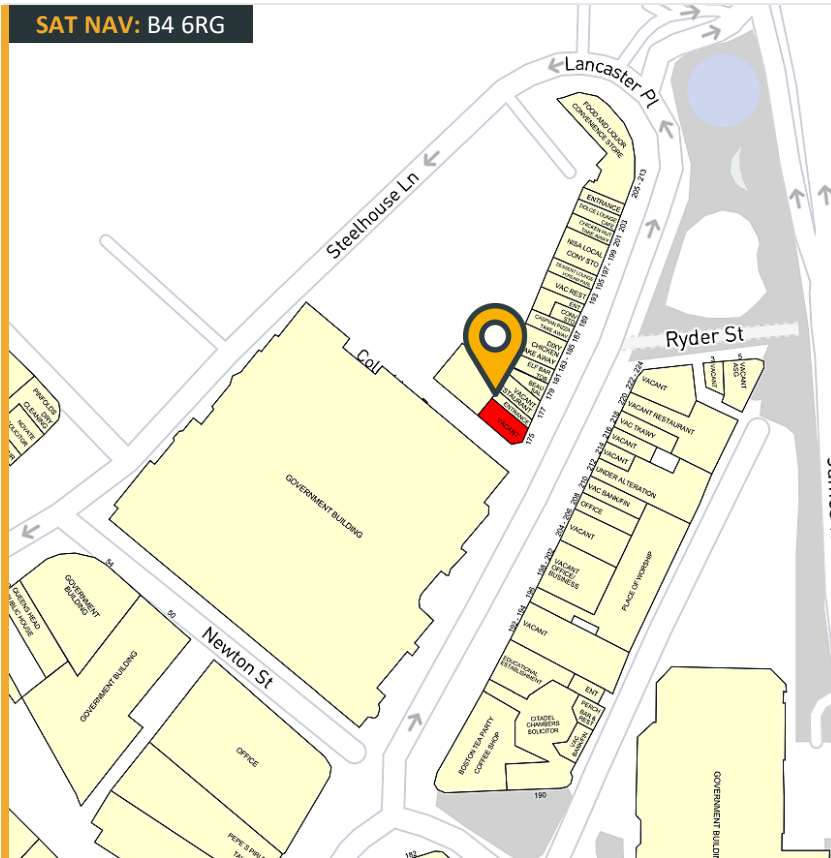
Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Repairing Obligation

The new lease shall be granted on a full repairing and insuring basis and the ingoing tenant shall be responsible for maintenance and upkeep of the internal and external parts of the building. A service charge has been put in place to cover the Landlords external maintenance costs, and further details are available upon request.

SAT NAV: B4 6RG



EPC

A copy of the Energy Performance Certificate is available upon request.

VAT

VAT is charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.