



Corner Retail Unit with Return Frontage in  
Historic City Centre Arcade

- Located within Close Proximity to National and Independent Retailers
- Corner Unit
- City Centre
- Return Frontage
- Characterful Features
- High Footfall



## DESCRIPTION

Set within the prestigious Grade II listed City Arcade, this prominent commercial retail unit occupies a highly desirable corner position with attractive return frontage to Union Street, providing excellent visibility and strong pedestrian footfall.

The property is situated in close proximity to a mix of well-established national and independent retailers. Internally, the unit benefits from an interior roller shutter, with a combination of wooden and concrete flooring and tiled wall finishes, suitable for a variety of uses (subject to the necessary consents).

In addition to the main sales area, the premises includes ancillary basement accommodation, ideal for storage or staff facilities. This is a rare opportunity to secure a retail presence within one of the city's most distinctive and historic commercial settings.

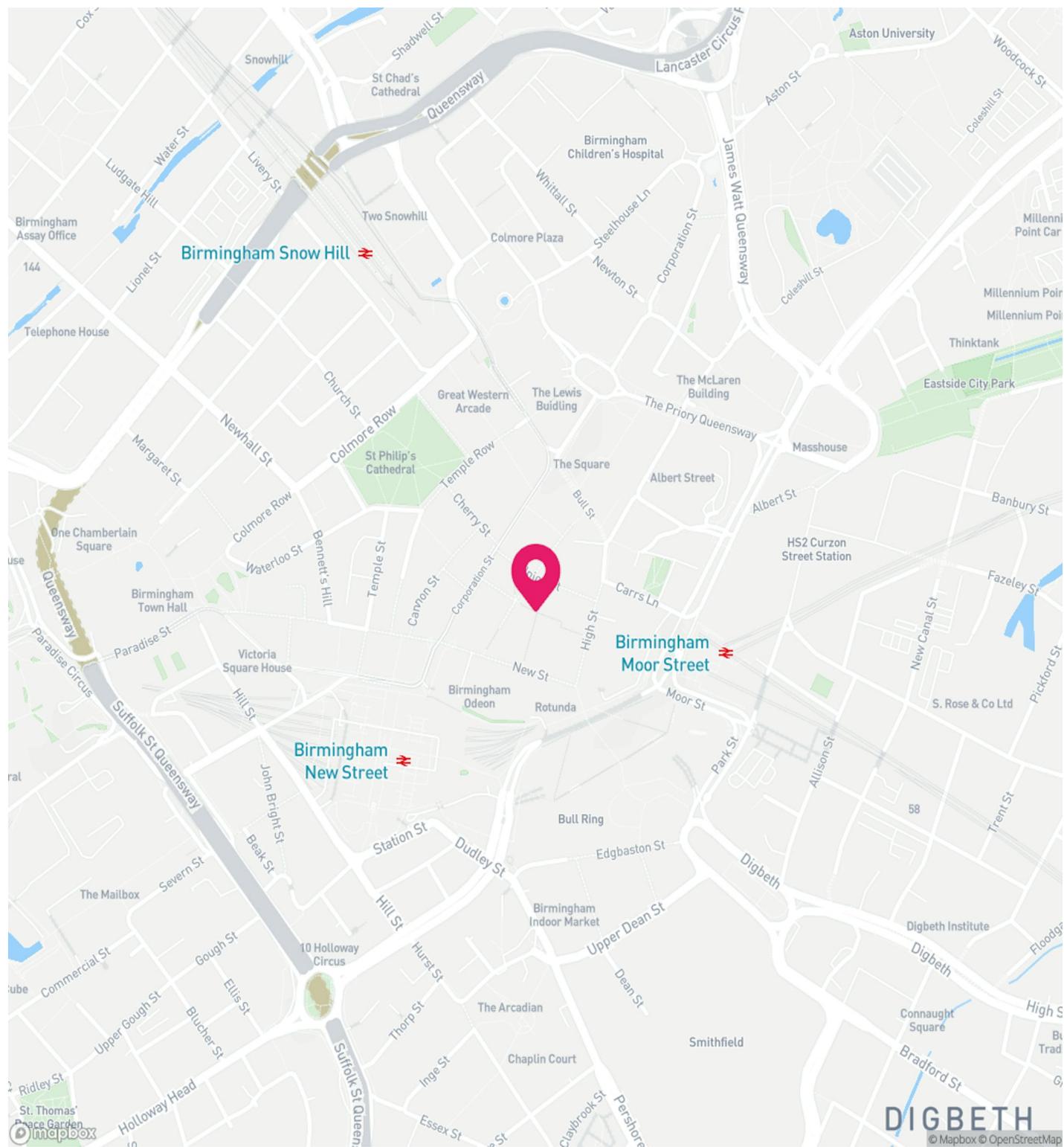


## LOCATION

The property is prominently located within the Grade II listed City Arcade, occupying a strategic corner position with return frontage to Union Street, one of the city's principal retail and pedestrian thoroughfares. The unit is located within a short walk of the Bullring, Corporation Street, Colmore Row and Cathedral Square.

The surrounding area offers a wide range of local amenities including cafés, restaurants, banks, and convenience retailers, all of which contribute to strong and consistent footfall throughout the day. The location is well served by public transport, with multiple bus routes operating along Union Street and the surrounding road network. Both Snow Hill and New Street railway stations are within comfortable walking distance, providing regional and national rail connections, while nearby car parks offer convenient parking for both customers and staff.

Corporation Street Tram Stop is located just outside the unit and provides direct links to Edgbaston Village, Centenary Square and Wolverhampton and the Black Country in the other direction.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

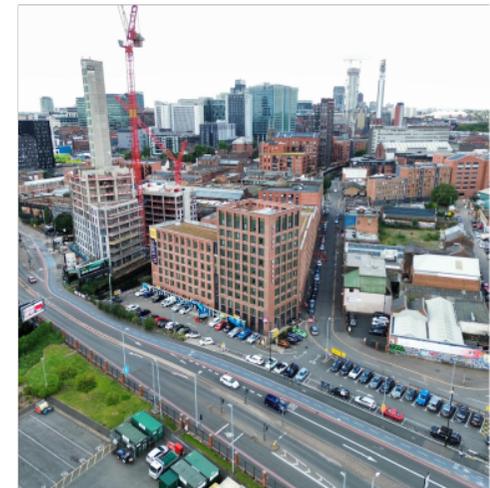
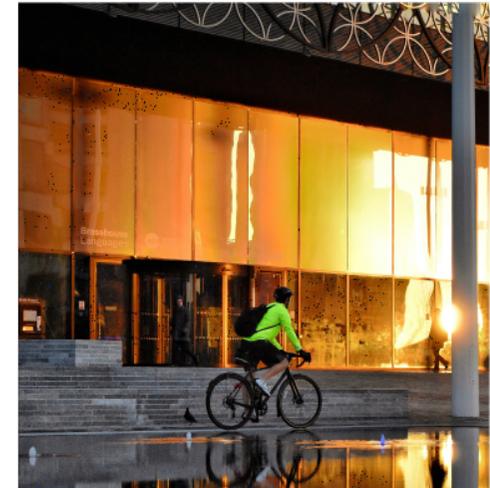
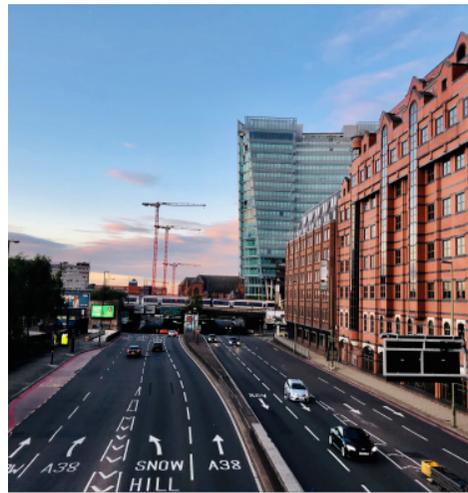
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## AVAILABILITY

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 550        | 51.10        | Available    |
| Basement     | 320        | 29.73        | Available    |
| <b>Total</b> | <b>870</b> | <b>80.83</b> |              |

## TERMS

The property is available to let on a new lease for a term of years to be agreed.

## RENTAL

£15,000 per annum exclusive

## BUSINESS RATES

Rateable Value: £29,250

## EPC

Available upon request from the agents

## LEGAL COSTS

Each party to be liable for their own costs incurred in the transaction.

## SERVICES

We understand the premises benefits from mains electricity, water and drainage connections.

## VAT

All figures are quoted exclusive of VAT which we understand is payable on all charges under the lease.

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£15,000 per annum

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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# SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



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