

SUBJECT TO VACANT POSSESSION

RETAIL UNIT TO LET

M

THE ARCADIAN BY M

THE CHINESE QUARTER

UNIT B208



las IGUANAS

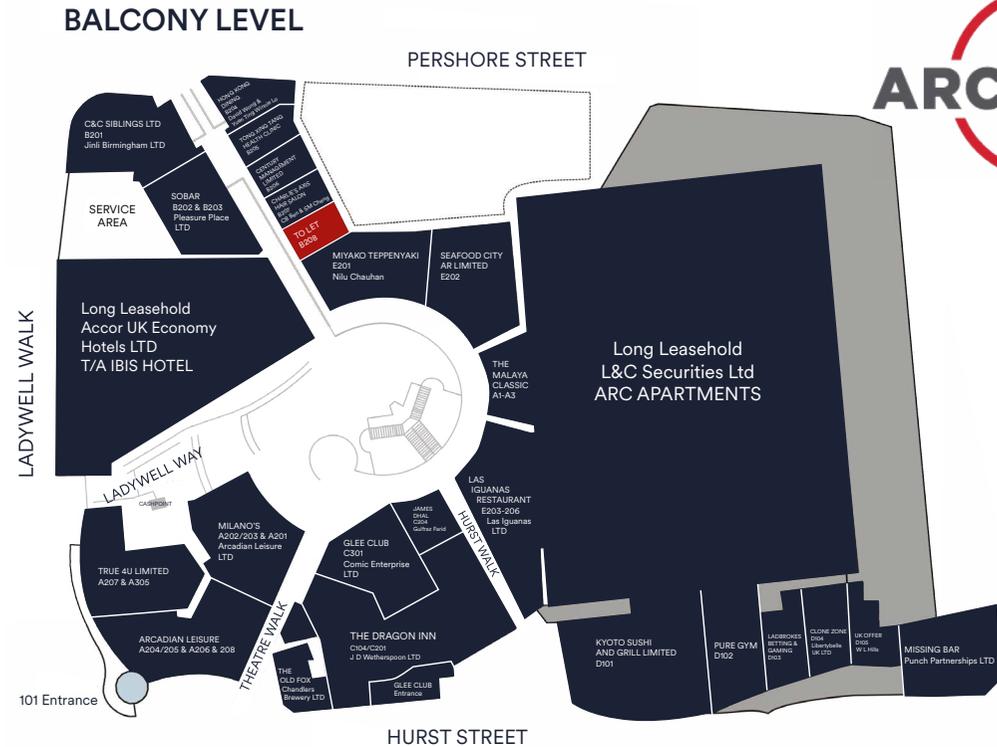
KYOTO
Sushi & Grill

Description

The property is located within the Arcadian Leisure development in Birmingham City Centre.

The Arcadian located adjacent to China Town is one of Birmingham's premier leisure schemes, with hotel, bar, and food operators trading together in an attractive and vibrant part of the city.

Nearby operators include The Hippodrome Theatre, Glee Club, Ibis Hotel, Las Iguanas as well as an array of quality independent shops, bars and restaurants. The scheme benefits from a dedicated car parking of over 520 spaces.



UNIT B208	sq.ft	sq.m
FLOOR AREA	603	56
RENT	£12,500 + VAT	
SERVICE CHARGE	£1,443.44 + VAT	
RATEABLE VALUE	£7,500 (2023)	
INSURANCE	£475.91	
EPC	Upon Request	

VIEWING

Strictly via prior appointment with the appointed agents:



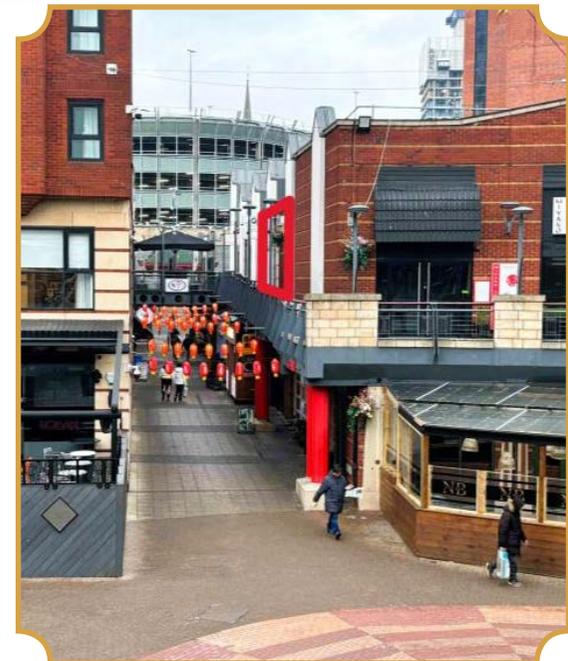
0121 400 0407
www.creative-retail.co.uk

Guy Sankey M: 07415 408196
E: guy@creative-retail.co.uk

Ed Purcell M: 07793 808974
E: ed@creative-retail.co.uk



Barry Flint M: 07825 138755
E: bflint@lcpproperties.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennington Estate, Kingwinford, West Midlands DY8 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.icsa.org.uk/uploads/attachments/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpgroup.co.uk/uploads/attachments/real-estate/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.