



## TO LET – RETAIL UNIT

# University (Birmingham) Station

WV17 1EU



West  
Midlands  
Railway



London  
Northwestern  
Railway

Operated by West Midlands Trains

### Location:

University Station is located in Edgbaston approximately 3 miles southwest of Birmingham City Centre. A new footbridge will link the station building with the Queen Elizabeth Hospital to the west and the University of Birmingham to the east across the existing canal and rail track.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 2,633,488 for 2022/23.

### Description:

A new and exciting business opportunity has arisen at newly redeveloped University Station for a retail/catering/café use, subject to planning.

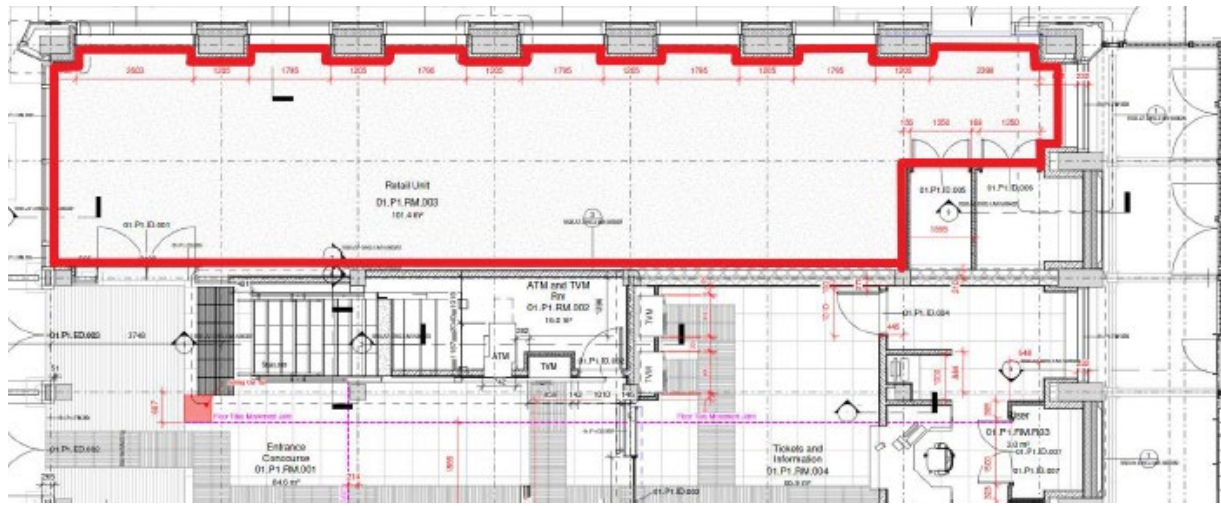
## 2.6m+

### Annual Footfall\*

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)



\* Footfall figures from the Office of Rail & Road for 2022/23



**Property:**

The retail unit is located within the newly redeveloped station building to the northeast of the existing station. The premises comprise a ground floor retail unit with return frontage and direct access to the main station concourse. Subject to inspection, the net internal floor area is documented as follows:-

**Retail Unit Size:**

Retail unit: 101.4 sq.m.                      1,091.5 sq.ft.

**Rent:**

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

**Rates, Services & Insurance**

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.



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