



Available Now

Unit 3 - Birmingham Snow Hill Station

# TO LET - RETAIL UNIT

Unit 3, Birmingham Snow Hill Station  
B3 2BJ

**New business opportunity has arisen at Birmingham Snow Hill Station for a retail use. This station has a high captive audience.**

**Location:**

Snow Hill Station is located in the heart of Birmingham City Centre fronting Colmore Row, with Cathedral Square nearby.

The Retail unit is located beyond the ticketing barrier line directly facing access to Platform 3.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 5,619,976 for 2019/2020.

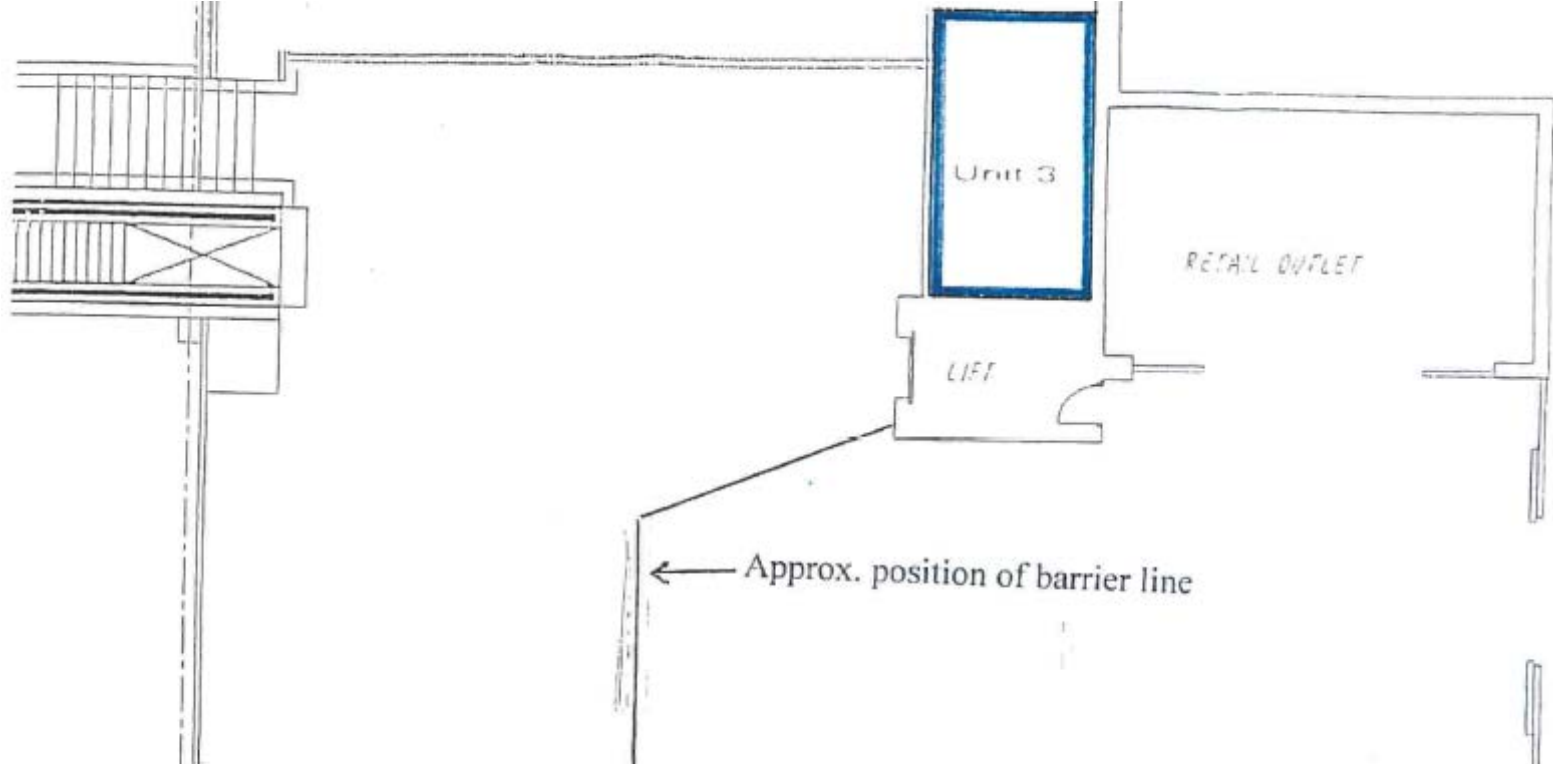
**5.6m +**

**Annual station footfall\***

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**Property:**

The premises comprise a lock-up retail unit fronting access to Platform 3. The net internal floor area is as follows:-

**Unit Size:**

Ground Floor: 11.54 sq.m. 124 sq. ft.

**Rates Services & Insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

**Rent:**

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

**Costs:**

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

**EPC:**



**For further details relating to this property, please contact:**

**Stuart Kiddie**  
 Portfolio Manager  
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