

Prominent retail and leisure space available in high profile Boulevard development – Potential for unit split

91.1m² - 182.1m²
(980ft² - 1,960ft²)

- Stunning new residential development comprising 145 private sale and 133 BTR apartments
- Located off Belgrave Interchange, DFT traffic count 67,000 daily vehicles
- Busy commuter cycle path directly adjacent
- A variety of Class E uses including Café, Gym, Fitness, Co-working and professional services (Class E designation, subject to planning permission)



TO LET



Location



Gallery



Contact

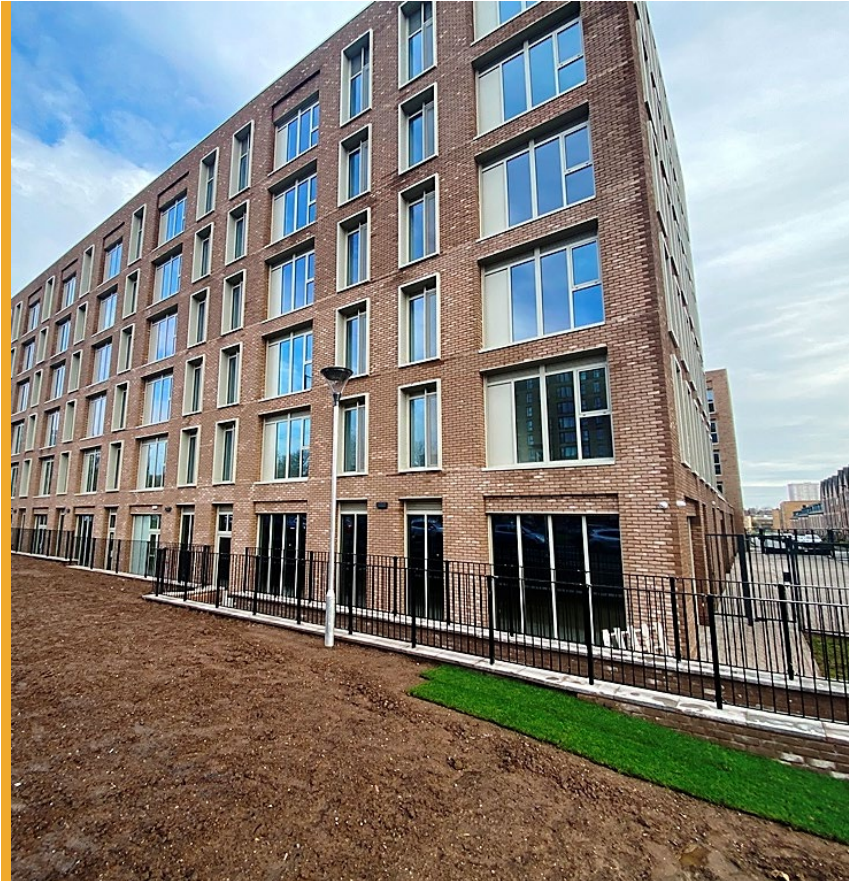
FHP are delighted to advise Investin PLC (Relton Property Investments Limited) on their Boulevard development in Central Birmingham. Boulevard is a stunning residential development which will deliver 278 new apartments, together with c. 5,400ft² of Class E space with excellent roadside frontage.

Location

Boulevard is centrally located in the heart of Birmingham's Southside, close to the city's cultural quarter. The development is very well connected and highly visible, with circa 67,000 daily vehicle movements passing this junction (DFT).

Many areas of the city are undergoing a transformation to adapt to the growing influx of world-class employers, underpinned by a young, rapidly expanding population.

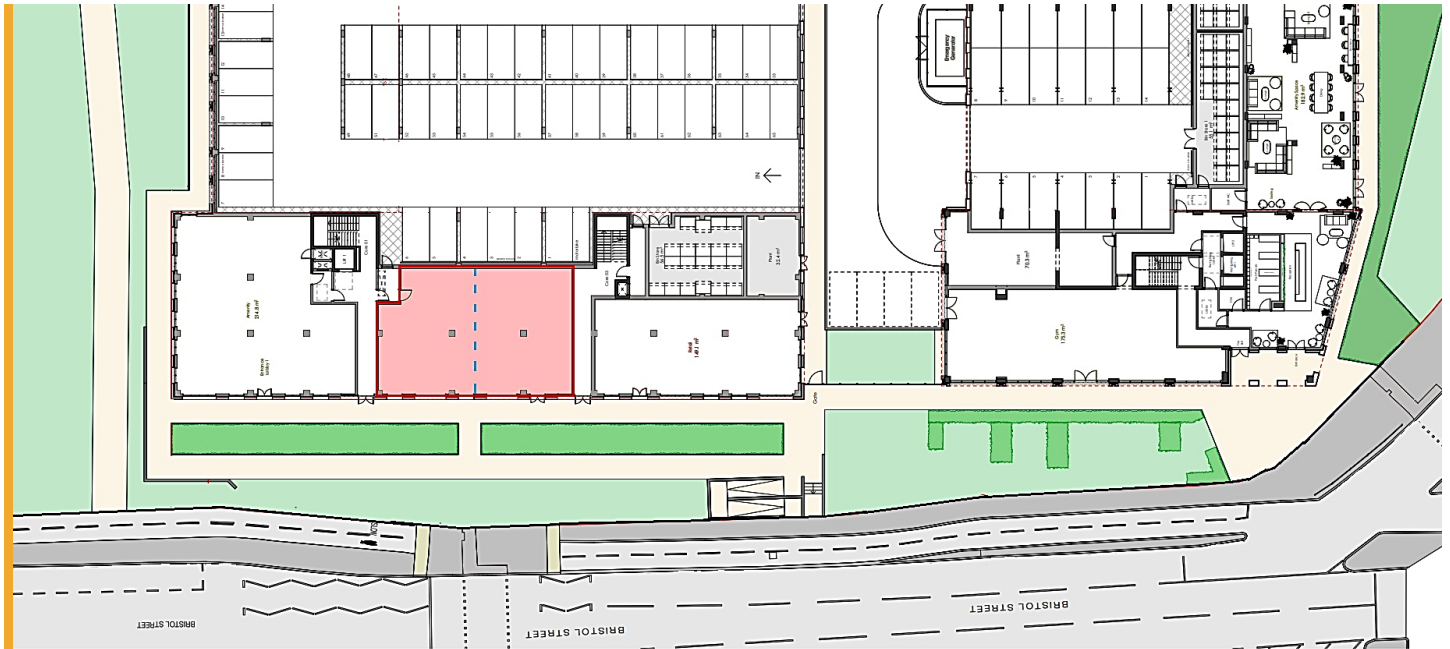
Boulevard presents an opportunity to share in Birmingham's transformation, and secure representation amongst over 2,000 recently constructed residential and student units within the B5 Central and Fusion B1 developments, adding to already densely populated area.



Retail & Leisure space

The unit is located at ground level fronting Bristol Street and provide excellent visibility, with circa. 67,000 vehicles passing daily (DTF).

The developer is looking to curate a tenant mix to include quality independent businesses, and uses such as co-working space, well being and a gym/fitness studio.

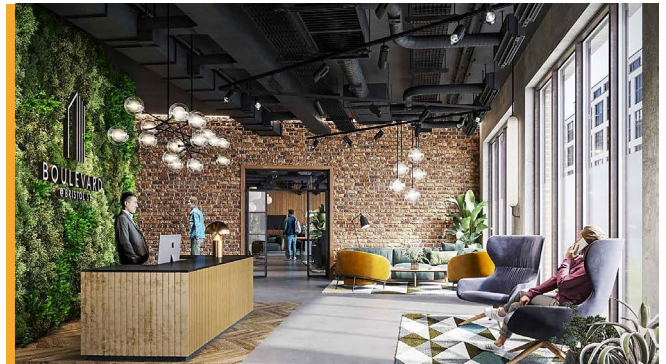


Accommodation, Occupancy Costs and Lease Information

Unit A	Unit A1	Unit A2
Size: 1,960ft ² combined	Size: 980ft ²	Size: 980ft ²
Rent: £37,500 pax	Rent: £18,750 pax	Rent: £18,750 pax
Est. Handover: Available now		
Use: Consented Uses include Class E		
VAT: All rents quoted shall exclude VAT, which shall be charged in addition to the rent		
Rateable Value: To be assessed		
Service Charge: Estimated £2 per ft ² to increase annually in line with the Consumer Prices Index and paid in addition to the rent. The service charge shall include Management fees, Repair & Maintenance, Grounds Maintenance, Communal cleaning and Security.		
Insurance: To be charged in addition to the rent. Premium to be confirmed.		
EPC: To be assessed on completion of the Tenants shop fit.		
Lease: All leases will be drafted on an internal repairing and insuring basis, with payment of a service charge in addition to the rent. Lease lengths will be negotiable.		



Bristol Street elevation



Retail

- 1 The Cube
- 2 Mailbox
- 3 Harvey Nichols
- 4 Piccadilly Arcade
- 5 Grand Central
- 6 Great Western Arcade
- 7 The Square
- 8 Selfridges
- 9 Bullring

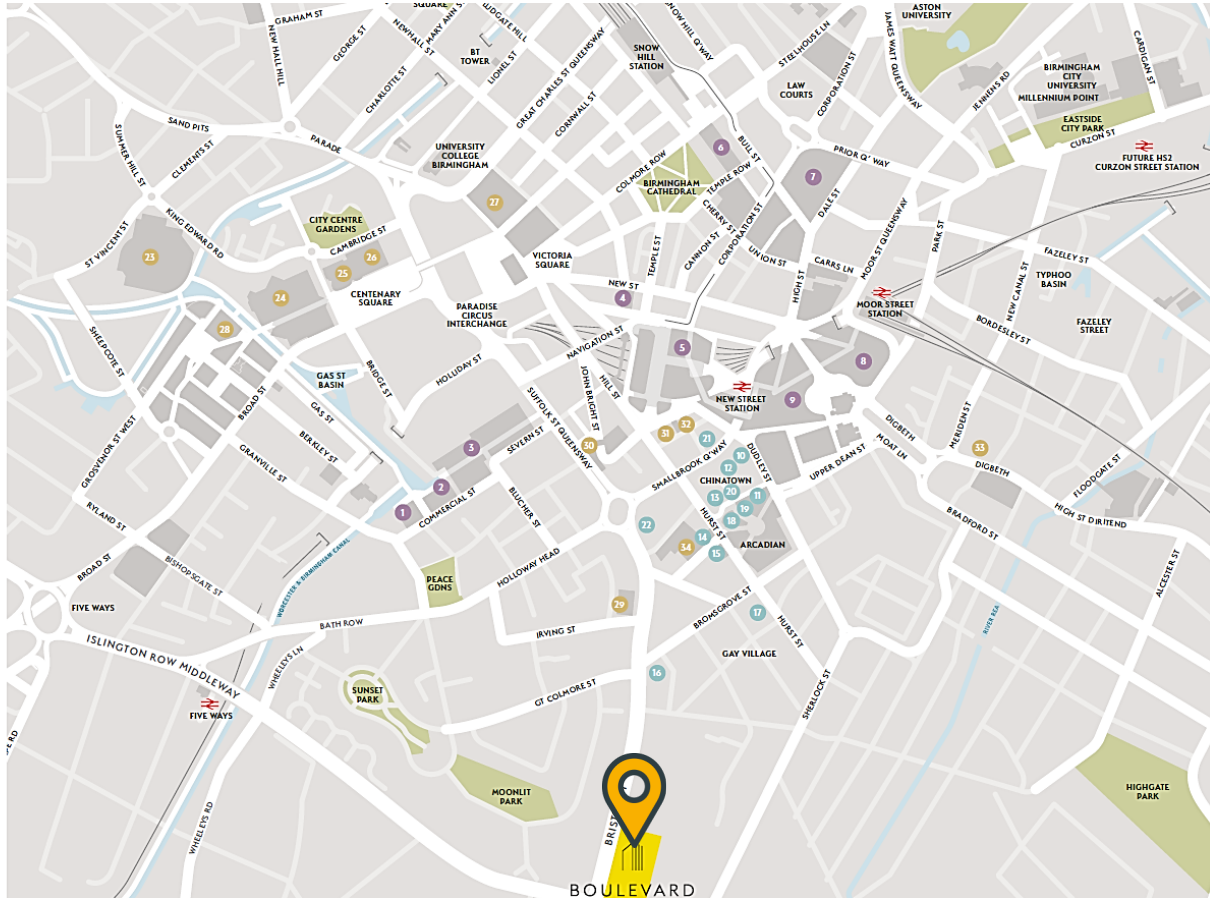
Chinatown and Southside

Bars & Restaurants

- 10 Asia Asia
- 11 Cafe Soya
- 12 China Court
- 13 Chung Ying
- 14 Ken Ho
- 15 Topokki
- 16 Gajjin Sushi
- 17 Sidewalk
- 18 The Glee Club
- 19 Sobar
- 20 Bambu
- 21 The Sunflower Lounge
- 22 Eden

Culture

- 23 Utilita Arena
- 24 ICC & Symphony Hall
- 25 Birmingham Repertory Theatre
- 26 The Library of Birmingham
- 27 Birmingham Museum & Art Gallery
- 28 National Sealife Centre
- 29 O2 Academy
- 30 The Alexandra Theatre
- 31 The Electric Cinema
- 32 The Old Rep Theatre
- 33 O2 Institute
- 34 Birmingham Hippodrome



BOULEVARD

