

Unit A Boulevard | Southside | Bristol Street | Birmingham | B5 7AY

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

**91.1m<sup>2</sup> - 182.1m<sup>2</sup>**  
(980ft<sup>2</sup> - 1,960ft<sup>2</sup>)

- 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



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**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. 5,400ft<sup>2</sup> 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.





Location



Gallery

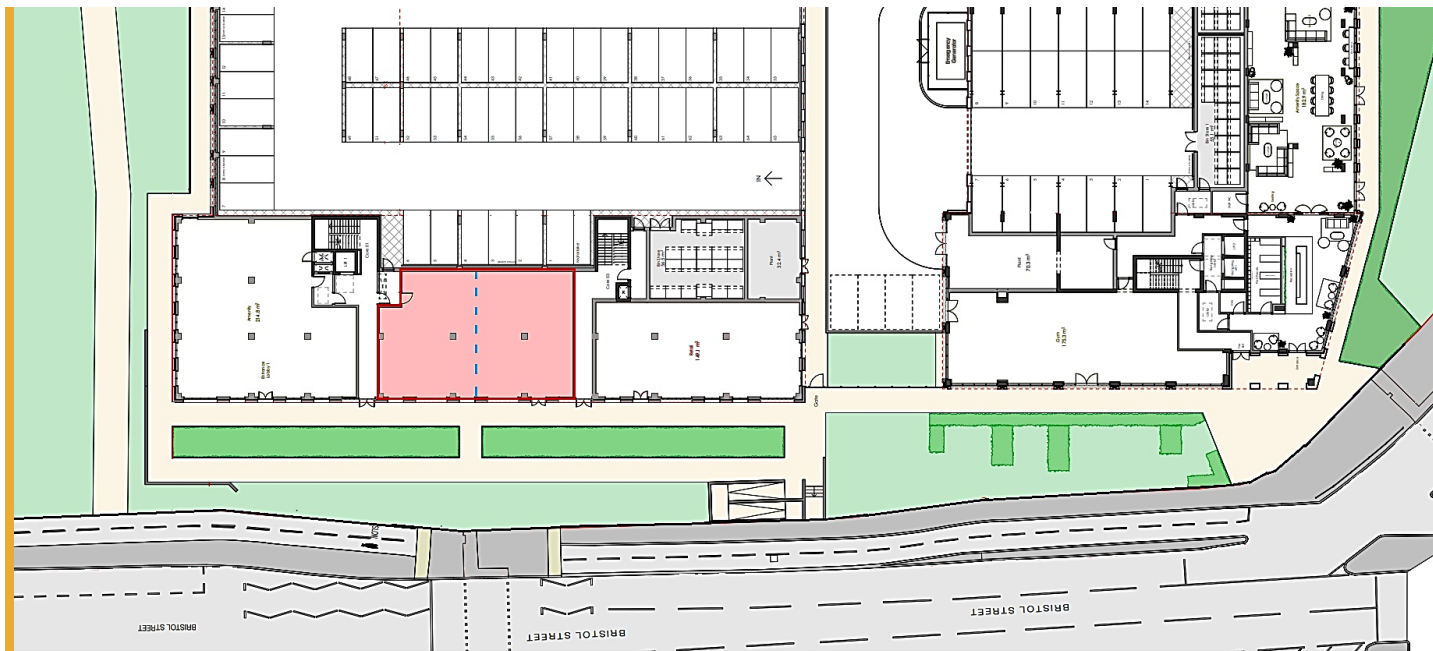


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## Retail & Leisure space

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
<b>Size:</b> 1,960ft <sup>2</sup> combined	<b>Size:</b> 980ft <sup>2</sup>	<b>Size:</b> 980ft <sup>2</sup>
<b>Rent:</b> £37,500 pax	<b>Rent:</b> £18,750 pax	<b>Rent:</b> £18,750 pax
<b>Est. Handover:</b> Available now		
<b>Use:</b> Consented Uses include Class E		
<b>VAT:</b> All rents quoted shall exclude VAT, which shall be charged in addition to the rent		
<b>Rateable Value:</b> To be assessed		
<b>Service Charge:</b> Estimated £2 per ft <sup>2</sup> 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.		
<b>Insurance:</b> To be charged in addition to the rent. Premium to be confirmed.		
<b>EPC:</b> To be assessed on completion of the Tenants shop fit.		
<b>Lease:</b> 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.		





Location



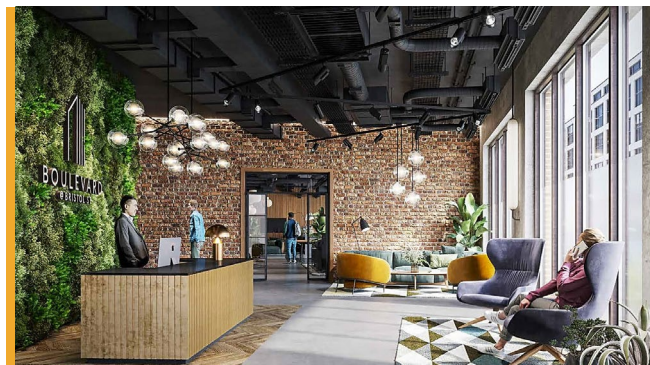
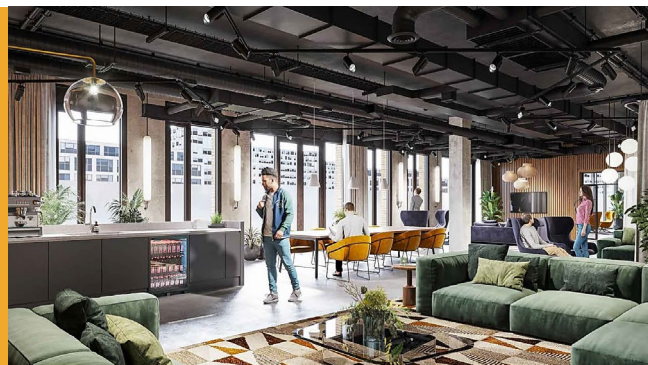
Gallery



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**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

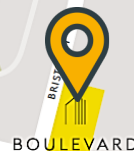
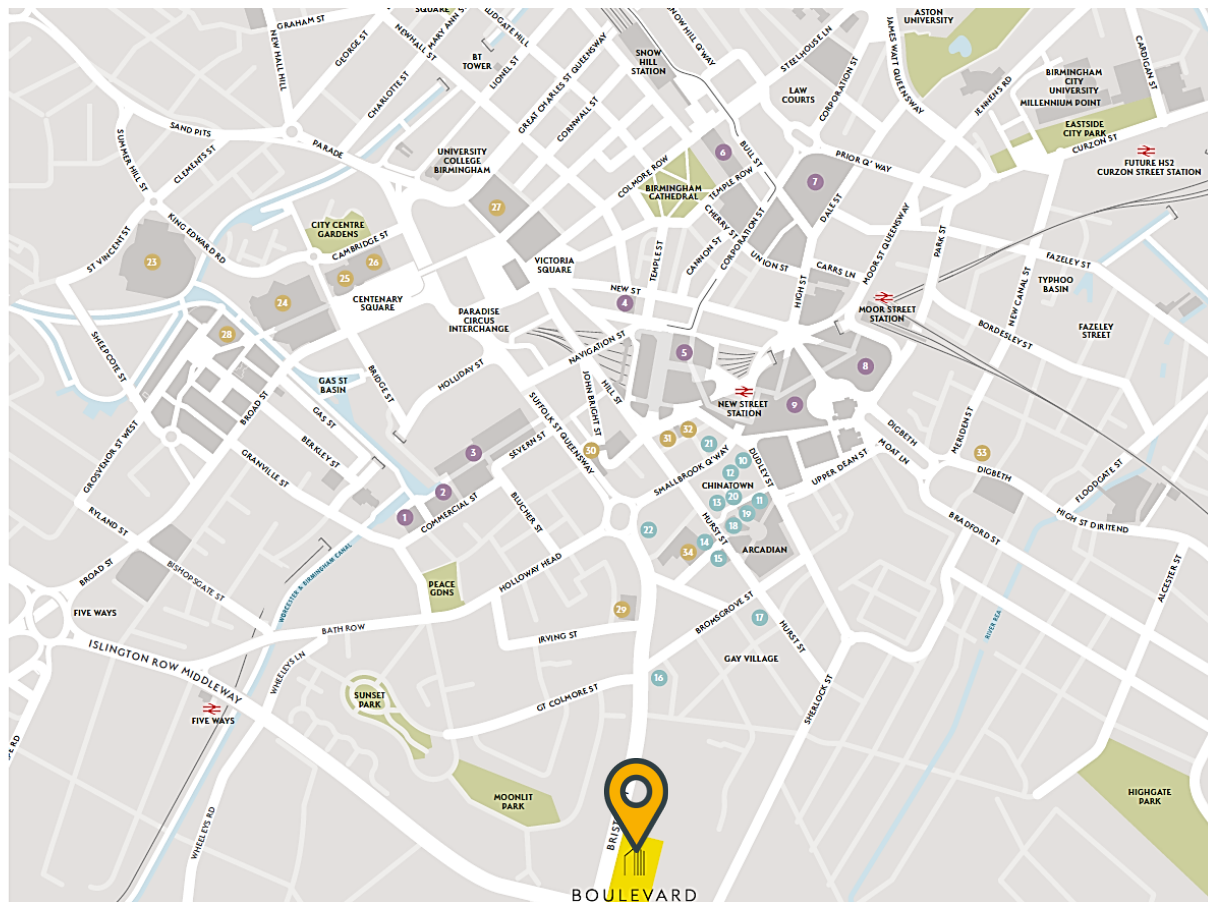
#### Chinatown and Southside

##### Bars & Restaurants

- 10 Asia Asia
- 11 Cafe Soya
- 12 China Court
- 13 Chung Ying
- 14 Ken Ho
- 15 Topokki
- 16 Gaijin 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





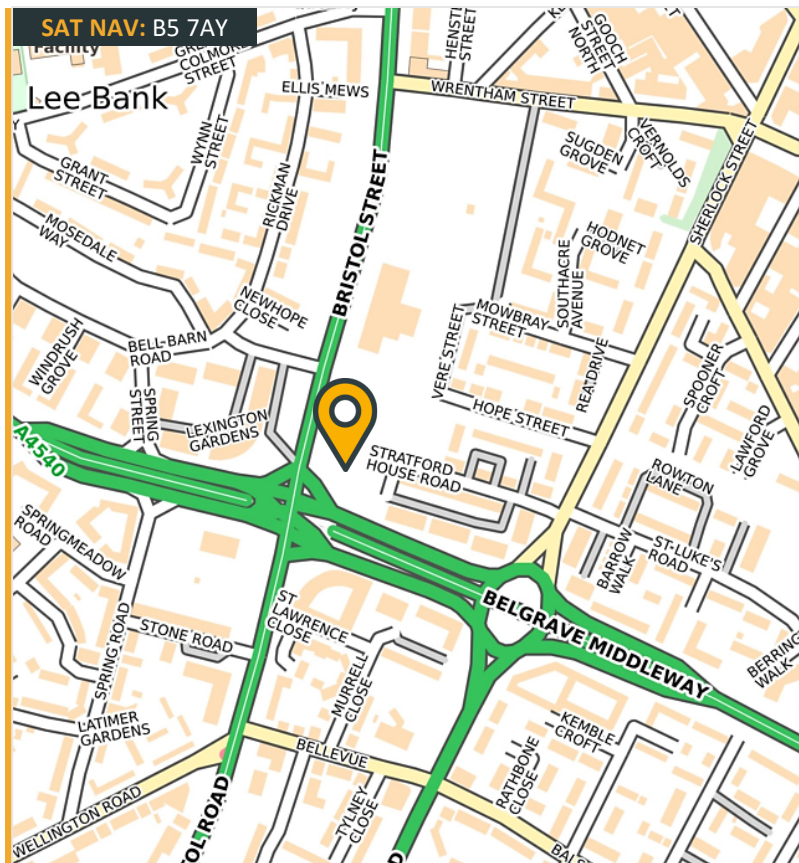
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## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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