

Bullring Indoor Markets - To Let



Stalls and Stores, Bullring Indoor Markets, Bullring, City Centre, B5 4RQ



Size: 44 - 820 Sq Ft (4.09 - 76.18 Sq M)

Rent: £1,440 - £26,645 per annum

Service Charge: Refer to table below

Key Features

- Prime location
- Variety of stalls
- Served well by excellent public transport
- Walking distance to renowned Grand Central Station
- Close proximity to Bullring Shopping Centre

Misrepresentation Act 1967

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Location

Situated in the heart of the City Centre these market stalls provide a great location for new and existing business ventures.

Excellent transport links and is close to the main Bullring Shopping Centre.

Description

The Bullring Indoor Market is one of the UK's largest fish markets.

There are a variety of goods sold including fresh meat and poultry, exotic fruit and vegetables, clothing, and a variety of household goods.

Various stalls and stores are available in a range of sizes. The market is open from Monday to Saturday, 9am to 5:30pm.

Accommodation

Refer to accommodation schedule below.

Use

Retail market stalls offering a variety of space. For specific queries please contact **0121 303 0208** or marketstalls@birmingham.gov.uk

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Tenure

Units are available by way of a lease. The lease term will expire on 31st March 2027. Traders are required to give 28 days' notice to relinquish the lease at any time during the term.

Rent

£1,440 - £26,645 per annum

The rental will be payable monthly in advance by way of direct debit. VAT will also be payable on rents.

Service Charge

Refer to schedule below

VAT

VAT will also be payable on rents and service charge.

Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Email: business.rates@birmingham.gov.uk or call **0121 303 5509 / 5510 or 5511**.

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the contact details shown above.

Viewing

For further information on a particular stall, or to arrange a viewing, please call **0121 303 0208** or contact us by email at marketstalls@birmingham.gov.uk

Additional Information

The following services are provided by the landlord;

Repairing and maintaining the main structure at all times and otherwise cleaning down painting and decorating the exterior of the Centre (including the exterior of the window frames) and the common parts as and when reasonably required.

Providing for the common parts of the Centre, lighting, reasonable heating, hot water, air conditioning, CCTV, cleaning of the common parts, the periodic collection and removal of refuse, traffic control, security control, caretaker or other staff.

Promotions and advertising.
Any other services reasonably deemed desirable by the Landlord for the effective operation and management of the Centre or reasonably requested by the Tenant's Association.

Repairs

All accommodation is let in its present condition and the occupiers will be responsible for putting and keeping the interior of the premises in good and tenable repair and condition throughout the term.

All external repairs and maintenance, including maintenance of common parts, toilets etc. are carried out by the Council as Landlord and the cost recovered from the occupier by way of a service charge.

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Outgoings

Occupiers are responsible for all outgoing assessed on their accommodation.

References

Refer Prior to completion, the City Council will carry out a standard credit check and will also require a bank reference to ensure that prospective tenants are able to meet the commitments of new tenancies.

Documentation

Each occupier will be required to complete appropriate legal documentation, which will contain such other clauses and conditions as are normal within Council documents of this nature. Occupiers will be responsible for the payment of the Council's costs incurred in the preparation of the documentation and where applicable, any Stamp Duty payable.

For further information on a particular stall, or to arrange a viewing, please call **0121 303 0208** or contact us by email at marketstalls@birmingham.gov.uk

ADDRESS OF PROPERTY	Area M ²	Area FT ²	Rent	Service Charge (SC) 1 – Annual	Ad Levy S.Ch 1	Service Charge (SC) 2 – Annual	Ad Levy S.Ch 2	Total Charge excluding VAT
<u>DRY GOODS STALLS</u>								
Stall 1A	13.92	149.82	£4,869.15	£6,415.10	£160.38	£0.00	£0.00	£11,444.63
Stall 1B	12.195	131.27	£4,266.28	£5,620.81	£140.52	£0.00	£0.00	£10,027.61
Stall 1C	16.145	173.79	£5,648.18	£7,441.46	£186.04	£0.00	£0.00	£13,275.67
Stall 4	15.17	163.29	£5,306.93	£6,991.87	£174.80	£0.00	£0.00	£12,473.59
Stall 9	76.17	819.85	£26,645.13	£35,104.91	£877.62	£0.00	£0.00	£62,627.66
Stall 10	15.32	164.92	£5,359.90	£7,878.05	£196.95	£0.00	£0.00	£13,434.90
Stall 11	16.68	179.51	£5,834.08	£7,686.39	£192.16	£0.00	£0.00	£13,712.62
Stall 13	10.67	114.86	£3,732.95	£4,918.16	£122.95	£0.00	£0.00	£8,774.06
Stall 14	12.367	133.12	£4,326.40	£5,700.03	£142.50	£0.00	£0.00	£10,168.93
Stall 15A	7.77	83.60	£2,717.00	£3,579.64	£89.49	£0.00	£0.00	£6,386.13
Stall 15B	18.06	194.37	£6,317.03	£8,322.67	£208.07	£0.00	£0.00	£14,847.76
Stall 22B	14.19	152.71	£4,963.08	£6,538.84	£163.47	£0.00	£0.00	£11,665.39

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Stall 23	20.93	225.25	£7,320.63	£9,644.91	£241.12	£0.00	£0.00	£17,206.66
Stall 24	10.85	116.79	£3,795.68	£5,000.80	£125.02	£0.00	£0.00	£8,921.49
Stall 26	30.53	328.57	£10,678.53	£14,068.94	£351.72	£0.00	£0.00	£25,099.19
Stall 27	17.40	187.32	£6,087.90	£8,020.80	£200.52	£0.00	£0.00	£14,309.22
Stall 30B	12.432	133.82	£4,349.15	£5,730.00	£143.25	£0.00	£0.00	£10,222.40
Stall 33	8.20	88.26	£2,868.45	£3,779.18	£94.48	£0.00	£0.00	£6,742.11
Stall 35	14.72	158.41	£5,148.33	£6,782.91	£169.57	£0.00	£0.00	£12,100.81
Stall 38A	20.31	218.57	£7,103.53	£9,358.88	£233.97	£0.00	£0.00	£16,696.38
Stall 42A	14.06	151.31	£4,917.58	£3,351.85	£83.80	£0.00	£0.00	£8,353.22
Stall 43	4.12	44.32	£1,440.40	£1,897.72	£47.44	£0.00	£0.00	£3,385.57
Stall 44	14.06	151.31	£4,917.58	£6,478.90	£161.97	£0.00	£0.00	£11,558.45
Stall 47	6.29	67.74	£2,201.55	£2,900.54	£72.51	£0.00	£0.00	£5,174.60
Stall 48A	11.62	125.08	£4,065.10	£5,355.76	£133.89	£0.00	£0.00	£9,554.76
Stall 49B	9.26	99.69	£3,239.99	£4,268.68	£106.72	£0.00	£0.00	£7,615.39
Stall 51	13.34	143.59	£4,666.68	£6,148.34	£153.71	£0.00	£0.00	£10,968.72

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Stall 53A	14.44	155.46	£5,052.45	£6,656.60	£166.41	£0.00	£0.00	£11,875.46
Stall 53B	11.62	125.08	£4,065.10	£5,355.76	£133.89	£0.00	£0.00	£9,554.76
Stall 54	15.33	165.00	£5,362.50	£7,065.09	£176.63	£0.00	£0.00	£12,604.21
Stall 55A	29.38	316.24	£10,277.80	£15,106.44	£377.66	£0.00	£0.00	£25,761.90
Stall 57	16.95	182.44	£5,929.30	£7,811.84	£195.30	£0.00	£0.00	£13,936.44
Stall 58	10.31	110.97	£3,606.53	£4,751.59	£118.79	£0.00	£0.00	£8,476.91
Stall 130	15.59	167.85	£5,455.13	£7,187.12	£179.68	£0.00	£0.00	£12,821.92

WET GOODS STALLS

Stall 108	57.15	615.18	£19,993.35	£26,341.21	£658.53	£5,359.60	£133.99	£52,486.68
Stall 113	49.01	527.50	£17,143.75	£25,198.10	£629.95	£94.97	£2.37	£43,069.15
Stall 114	58.65	631.34	£20,518.55	£27,033.16	£675.83	£5,359.60	133.99	£53,721.13
Stall 122	52.35	563.53	£18,314.73	£26,919.21	£672.98	£3,149.58	£78.74	£49,135.24
Stall 123	36.35	391.27	£12,716.28	£16,753.67	£418.84	£2,121.52	£53.04	£32,063.35

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Stall 124	20.33	218.74	£7,109.05	£9,366.16	£234.15	£2,121.52	£53.04	£18,883.92
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STORES (mezzanine level)

**Sub Total
subject to
VAT**

Store 5	10.61	114.21	£456.84	£978.06	£24.45	£0.00	£0.00	£1,459.36
Store 7	8.96	96.49	£385.96	£921.87	£23.05	£0.00	£0.00	£1,330.87
Store 14	28.16	303.12	£1,212.48	£2,595.84	£64.90	£0.00	£0.00	£3,873.22
Store 18	8.51	91.63	£366.52	£784.70	£19.62	£0.00	£0.00	£1,170.83
Store 25	14.19	152.69	£610.76	£1,307.60	£32.69	£0.00	£0.00	£1,951.05
Store 27	16.93	182.19	£728.76	£1,740.60	£43.52	£0.00	£0.00	£2,512.88
Store 28	3.96	42.57	£170.28	£406.70	£10.17	£0.00	£0.00	£587.15
Store 29	16.94	182.32	£729.28	£1,561.34	£39.03	£0.00	£0.00	£2,329.65
Store 30	46.44	499.92	£1,999.68	£4,281.19	£107.03	£0.00	£0.00	£6,387.89
Store 49	7.38	79.45	£317.78	£3,401.77	£85.04	£0.00	£0.00	£3,804.60
Store 55	19.47	209.55	£838.20	£8,972.66	£224.32	£0.00	£0.00	£10,035.18
Store 99	12.40	133.47	£533.88	£1,143.00	£28.58	£0.00	£0.00	£1,705.46
Store 101	25.88	278.59	£1,282.36	£2,385.77	£59.64	£1,089.21	£27.23	£4,844.21

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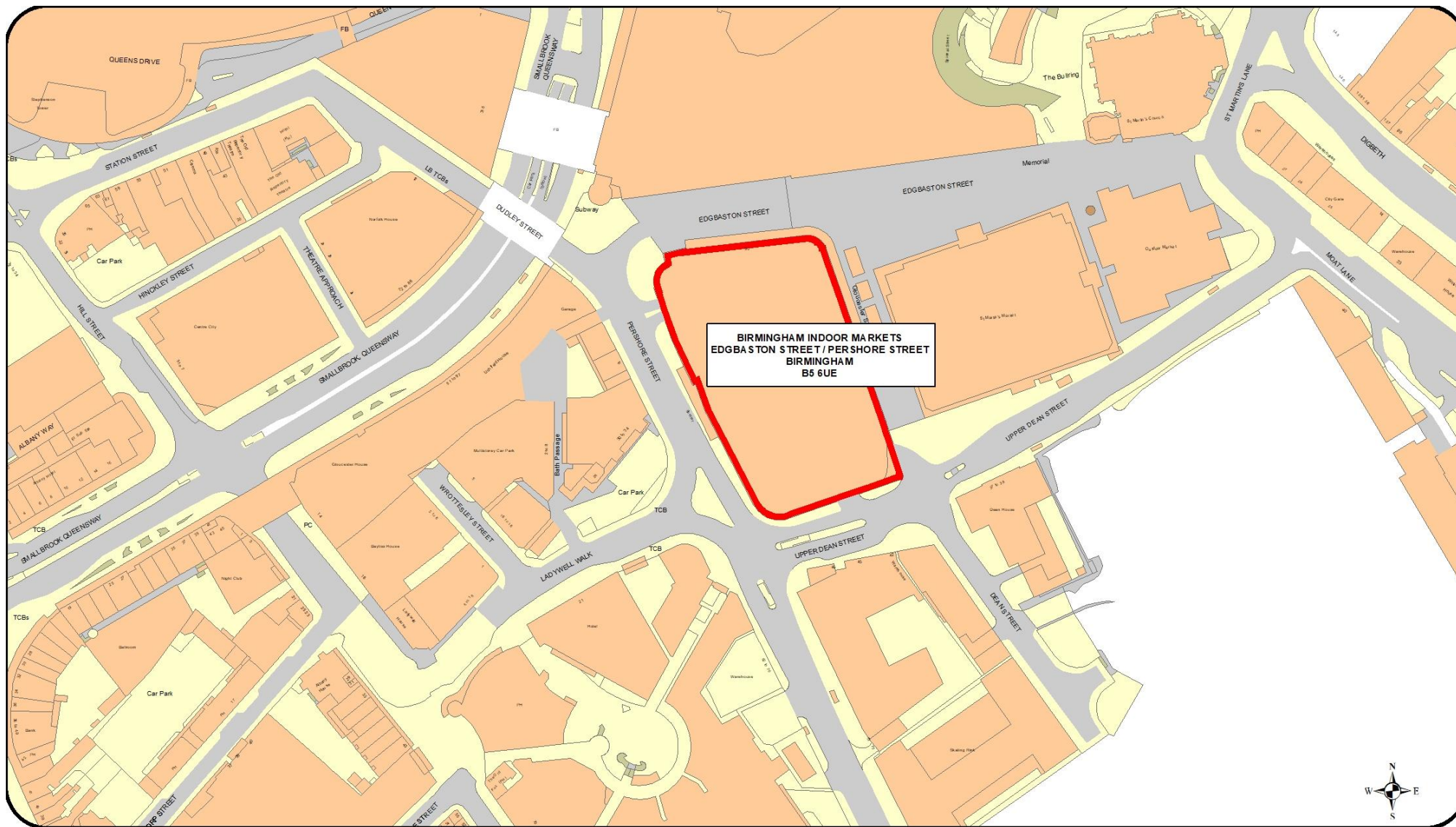
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Stall 124	20.33	218.74	£7,109.05	£9,366.16	£234.15	£2,121.52	£53.04	£18,883.92
Store 108	2.86	30.74	£122.96	£293.68	£7.34	£591.76	£14.79	£1,030.54
Store 110	38.92	418.91	£2,482.72	£5,929.84	£148.25	£3,909.76	£97.74	£12,568.32
Store 111	29.19	314.24	£1,945.76	£4,165.75	£104.14	£4,465.75	£111.64	£10,793.04
Store 112	24.46	263.3	£1,837.20	£3,933.33	£98.33	£5,082.97	£127.07	£11,078.90
Store 113	7.24	77.95	£606.52	£1,448.64	£36.22	£1,420.68	£35.52	£3,547.58
Store 114	6.42	69.15	£518.40	£1,238.17	£30.95	£1,156.95	£28.92	£2,973.40

Please note that Stores 99 and 101 are to be let with café 9 only. Stores 111 and 112 are to be let with stall only.

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