

# Birmingham, 47-49 Corporation Street, B2 4LS

Retail Premises - Leasehold



## LOCATION

The premises are located in a prominent position on Corporation Street at the corner with Cherry Street close to New Street and Grand Central Station. Occupiers in close proximity include Leeds Building Society, Poundland, Superdrug, Regis, Coventry Building Society, Santander, Urban Outfitters and Lloyds Bank.

Corporation Street is well served by public transport due to the Tram Stops and its close proximity to New Street, Snow Hill and Moor Street Train Stations.

## DESCRIPTION

The premises comprise a ground floor sales area, basement and first floor sales and storage.

## ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

|                     |             |             |
|---------------------|-------------|-------------|
| Ground Floor Retail | 89.97 sq m  | 968 sq ft   |
| First Floor Retail  | 98.50 sq m  | 1060 sq ft  |
| First Floor Storage | 20.68 sq m  | 223 sq ft   |
| Basement            | 128.13 sq m | 1,379 sq ft |

## TENURE

The premises are available to let by way of a new lease for a term of 5 years or more.

## RENT

£90,000 per annum, exclusive.

## SERVICE CHARGE

A service charge will apply. Further details on application.

## RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £78,500

Interested parties should verify this information with the local rating authority.

## USE

All interested parties are advised to check their proposed use with the local planning authority.

## EPC

B - 48

## VAT

VAT is not payable.

## LEGAL COSTS

Tenant will be responsible for Landlords reasonable costs.

## TIMING

Possession is available on completion on legal formalities.

## VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

## CONTACT

Richard Bache

Email: [richard.bache@johnsonfellows.co.uk](mailto:richard.bache@johnsonfellows.co.uk)



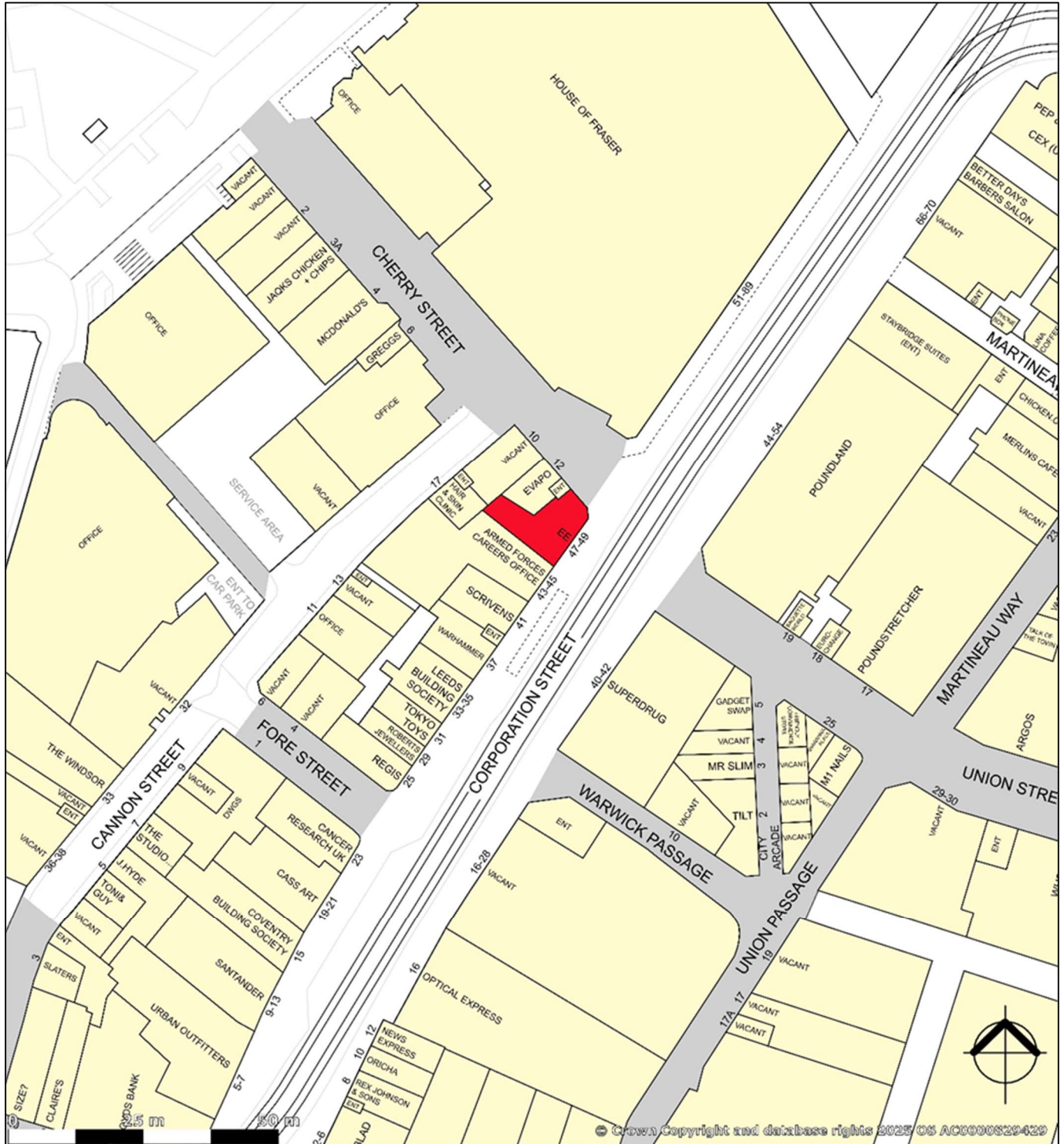
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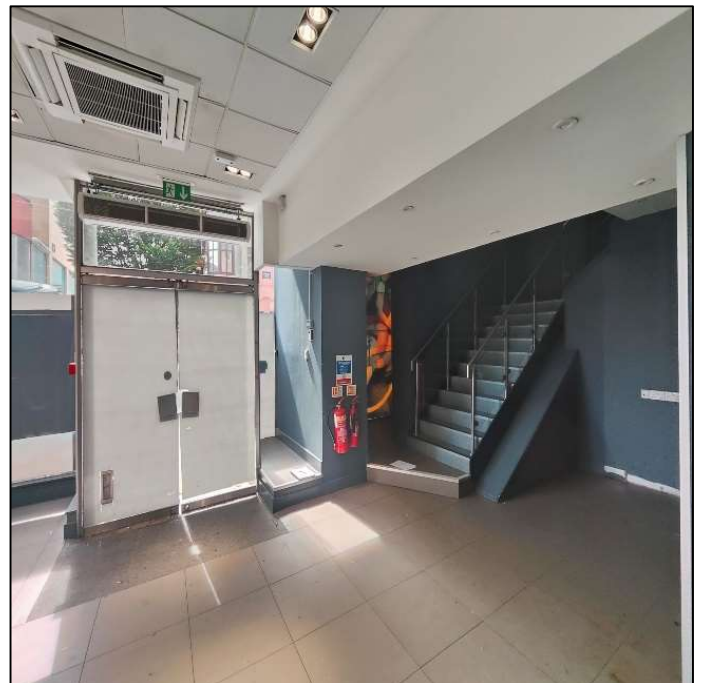
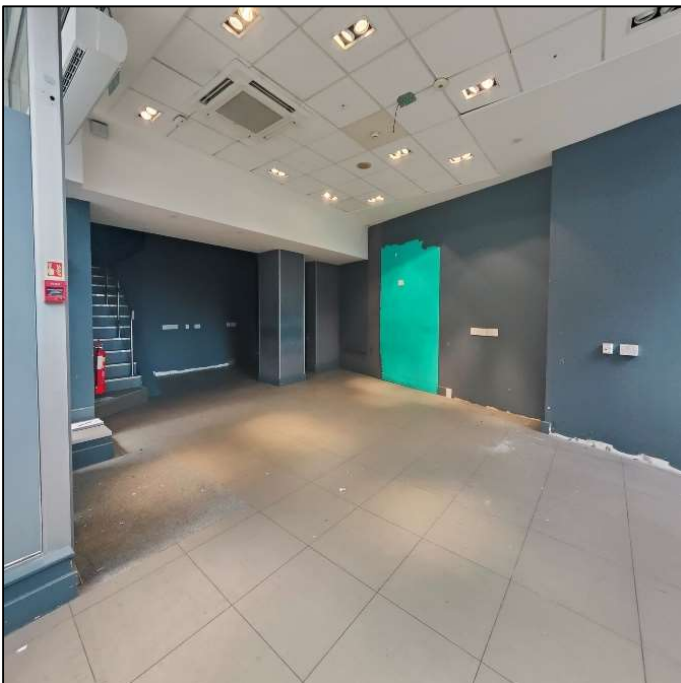
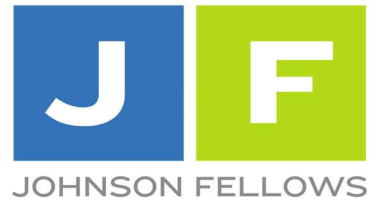
## Street, B2 4LS



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