

Birmingham, 11 Cannon Street, B2 5EP

Retail Premises – Leasehold



LOCATION

The property is located in a prominent position at the junction of Cannon Street and Fore Street which is the main thoroughfare lining Corporation Street and Cannon Street. Which boasts strong retail locations which connect to New Street and heart of Birmingham city centre. The property is located in close proximity to the main tram link on Corporation Street as well as being within a short distance to New Street Station and Grand Central Shopping Centre.

Nearby occupiers include a number of retailers including **New Look**, **White Stuff**, **Slaters Menswear** and **Toni & Guy Hair** amongst others.

DESCRIPTION

The property forms part of an attractive four storey mid terraced unit of traditional brick construction and provides mainly open plan ground floor retail sales as well as a basement level stores area.

ACCOMMODATION

Ground Floor Sales	57.97 sq m	624 sq ft
Basement Storage	148.64 sq m	1,600 sq ft
Total	206.61 sq m	2,224 sq ft

TENURE

The premises are available for a term of years to be agreed.

RENT

£45,000 per annum, exclusive of VAT.

Rent payable quarterly in advance on the standard quarter days.

RATES

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

Rateable Value £49,000

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

EPC

D80

SERVICE CHARGE

A variable service charge will be payable to cover the costs of additional services provided by the Landlord (to include waste, refuse collection, external repairs, buildings insurance and contributions to caretaker and security officer). We are awaiting confirmation on the current service charge level from the Landlords.

LEGAL COSTS

Tenant will be responsible for Landlords reasonable costs.

VIEWING

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

CONTACT

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50 metres

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