

BIRMINGHAM
180 CORPORATION STREET
B4 6UD

- Unique Opportunity
- Superb Location
- Flexible Terms Considered
- Will Suit a Variety of Uses
(Subject to Planning)

LOCATION

The subject property is located on a corner position at the junction of Corporation Street and Newton Street, within the Dale End part of Birmingham city centre.

The property is adjacent to a multi-storey NCP car park and is near to Birmingham Crown Court and Birmingham Magistrates Court. To the south lies Old Square and Priory Queensway, which includes office, retail and leisure uses. There is also a significant student population located nearby.

The subject property is positioned near to good public transport links, with a large number of bus routes nearby. Train stations at Birmingham New Street, Birmingham Moor Street and Birmingham Snow Hill are all located within close proximity.

DESCRIPTION

The property comprises a former Public House which forms part of the Gazette Buildings complex on Corporation Street.

The subject property is of traditional construction with a Regency style façade. The property is arranged over five storeys including a cellar, with the ground floor accommodation providing the main bar / lounge area with WCs. The upper floors provide the main kitchen and storage / living areas, with a dumbwaiter provision between floors.

ACCOMMODATION

The premises comprise the following approximate floor areas:

Ground Floor Sales	256.40 sq m	2,760 sq ft
First Floor	147.50 sq m	1,588 sq ft
Second Floor	76.70 sq m	826 sq ft
Third Floor	69.75 sq m	751 sq ft
Cellar	239.20 sq m	2,575 sq ft
TOTAL NIA	789.55 sq m	8,500 sq ft
	(or thereabouts)	

LEASEHOLD DISPOSAL



TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£65,000 per annum, exclusive.

VAT

VAT will be payable where applicable.

RATEABLE VALUE

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

Rateable Value £30,750

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

EPC

E104.

LEGAL COSTS

Each party will be responsible for its own legal costs.

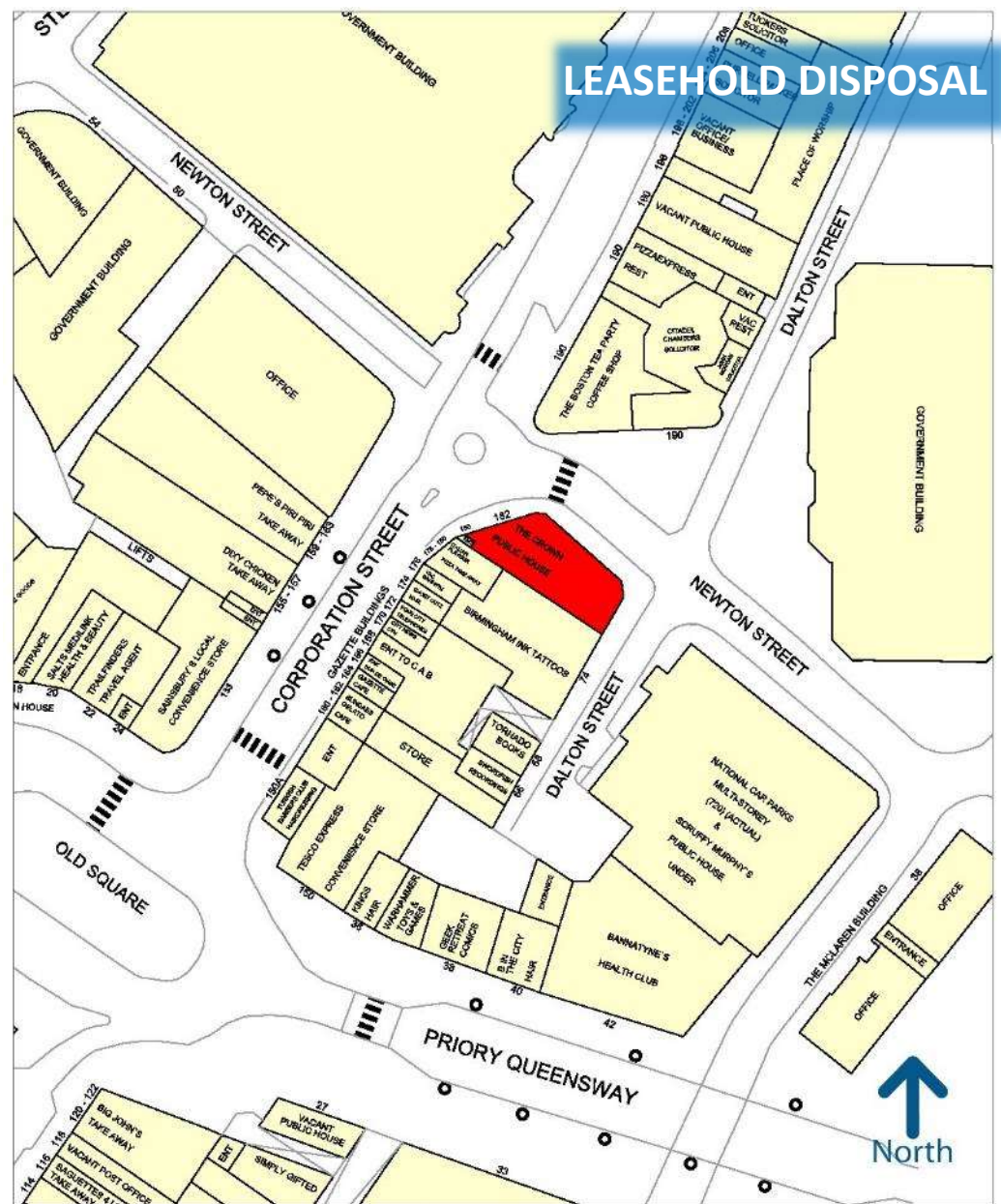
VIEWING

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

CONTACT

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