

SHOP TO LET

8 Cannon Street (Units 36/38)
Birmingham, B2 5EP

SUBJECT TO VACANT POSSESSION



LOCATION

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers. The City of 1000 trades has now cemented itself as one of the UK's dominant retailing and leisure destination.

DESCRIPTION

8 Cannon Street is located off New Street, a trendy shopping pitch within the city centre. It is within a few minutes walk of Grand Central Station and the Bullring Shopping Centre. Retailers in close proximity include **Bravissimo**, **Muji**, **Charles Tyrwhitt** and the newly opened, **Suits Direct**.

ACCOMMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales:	315.41m²	3,395 sq ft
First Floor:	293.48m²	3,159 sq ft
Basement Floor Area:	233.09m²	2,509 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed, subject to vacant possession.

EPC

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

RENT

Price available upon application.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE

£104,000

We suggest that all interested parties should verify the above.

SERVICE CHARGE

There is an annual service charge of **£53,426.05**.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

SUBJECT TO CONTRACT



CREATIVE RETAIL
PROPERTY CONSULTANTS

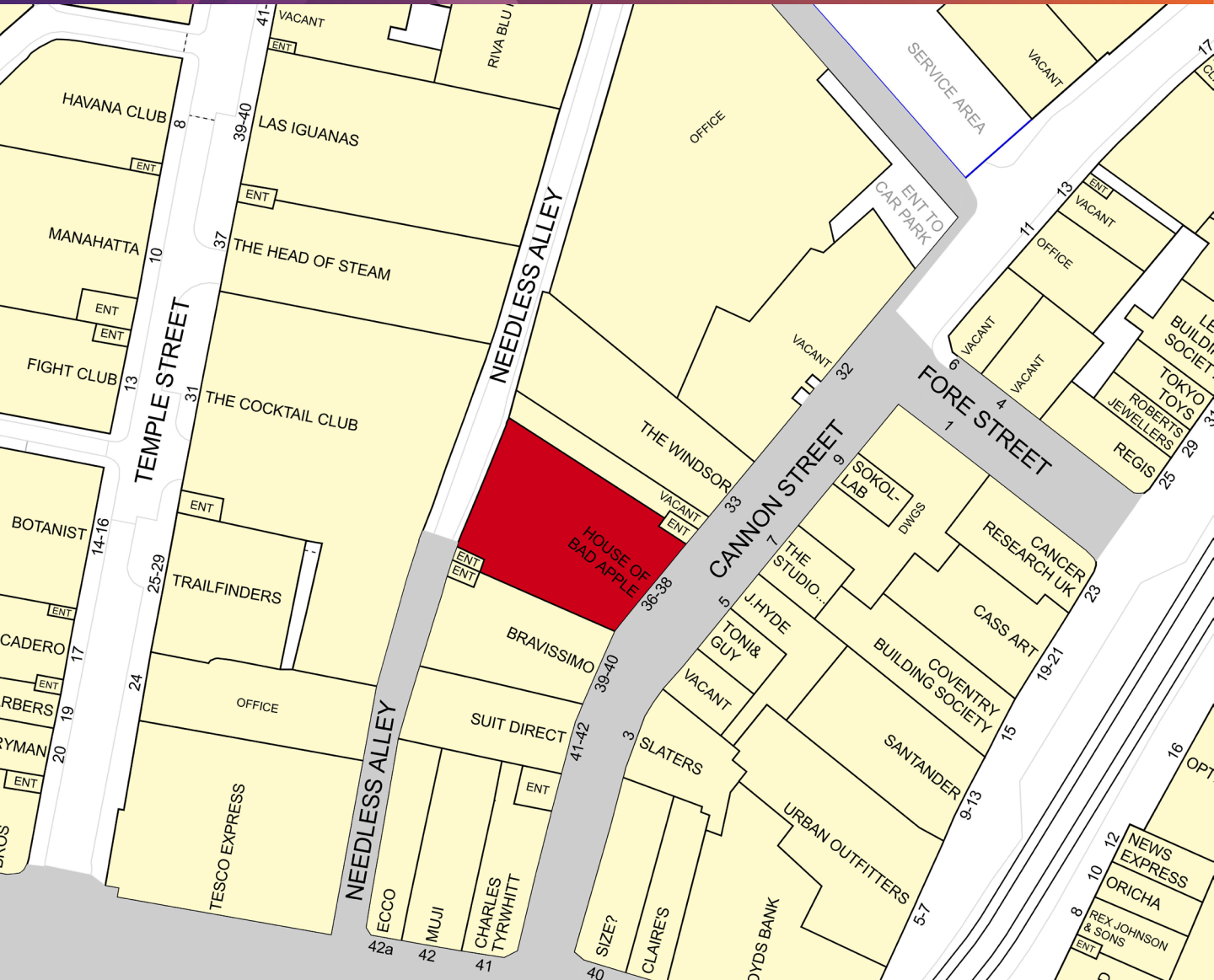
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