

# BIRMINGHAM

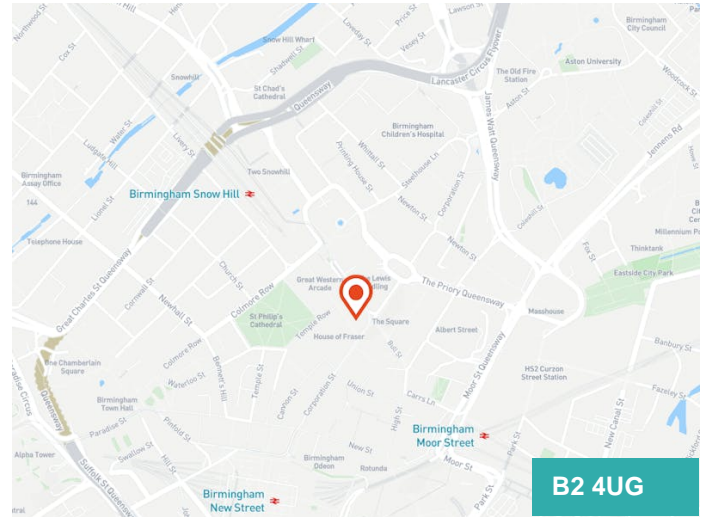
95 Corporation Street, B2  
4UG



## OFFICE / RETAIL TO LET

**2,737 SQ FT**

- Prime retail unit in the city centre
- Established nearby occupiers including House of Fraser and Poundland
- Close proximity to New Street Station and the Bull Ring
- Located in the heart of the CBD
- Attractive sales area with a glass frontage
- Now available on 6 month tenancies



## Summary

<b>Available Size</b>	2,737 sq ft
<b>Passing Rent</b>	£50,000 per annum
<b>Rateable Value</b>	£37,000 Current rateable value (1 April 2023 to present)
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	D (77)

## Description

A prime retail unit which benefits from an attractive glass fronted main sales area with first floor ancillary space and a staff room.

## Location

Temple Point is situated between Birmingham's central business district and the retail destination of Corporation Street, which is well served by public transport in the form of tram stops and train stations. The property is also in close proximity to New Street Station, Grand Central, Birmingham High Street and The Bull Ring.

Occupiers in close proximity to the unit include Poundland, Cafe Nero and House of Fraser.

## Accommodation

The accommodation is arranged over ground and first floor levels having the following approximate areas and dimensions: Gross Frontage: 6.4 m (21 ft 0 ins), Shop Width (Max): 6.1 m (20 ft 0 ins), Shop Width (Min): 4.4 m (14 ft 6 ins), Shop Depth: 14.2 m (46 ft 6 ins).

Name	sq ft	sq m	Availability
Ground - Ground Floor Sales	759	70.51	Available
1st - First Floor Ancillary	1,503	139.63	Available
1st - Staff Room	475	44.13	Available
<b>Total</b>	<b>2,737</b>	<b>254.27</b>	

## Viewings

By prior appointment view the letting agents

## Terms

Available to rent as a sublet excluded from the security of tenure provisions of the L&T Act 1954 or as an assignment of the existing lease, which is due to expire on 17th March 2026.

## Anti-money laundering regulations

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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