

RETAIL BIRMINGHAM

Unit 7 Cannon Street



Shop To Let

LOCATION

Cannon Street is a vibrant niche retailing location in the heart of Birmingham's city centre, adjoining New Street, and in close proximity to Cherry Street, which is fast becoming a strong pit-stop catering location.

SITUATION

The property occupies a prominent position being located close to the junction of Cannon Street and Cherry Street. Nearby retailers include **McDonald's** and **Greggs**.

LEASE

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

RENT

Landlords will look at both flexible terms or longer term lease deals. On Application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the energy performance certificate is available on request.

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BUSINESS RATES

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ACCOMMODATION

Ground Floor	186 sq m	2,003 sq ft
Internal Width	9m	29' 7"
Shop Depth	15.1m	49' 6"

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£48,500
Rates Payable (24/ 25)	£26,918
Service Charge (24 / 25)	£6,100 pa

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. This information is for guidance only. Interested parties are advised to verify figures with the local authority.

VIEWING

For further information, or to arrange a viewing, please contact:

BWD

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