

TO LET – RETAIL / LEISURE SPACE

Maple House, 150 Corporation Street,
Birmingham. B4 6TB

Prominent and busy City Core location



- High Footfall
- Attractive corner entrance
- Dedicated rear loading and basement storage
- Prominent gateway to City Centre
- Adjacent to major public transport links
- Opposite Sainsbury's Local

0121 400 0407
creative-retail.co.uk

Creative Retail

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Location

Maple House enjoys a prominent corner position in Birmingham city Centre at Old Square, fronting Corporation Street and Priory Queensway. The property is ideally located just minutes from Birmingham New Street and Snow Hill stations, and sits in a vibrant and high foot traffic area of the City Core. Its central location provides immediate access to a wide range of retail, dining, and service amenities, with Sainsbury's Local directly adjacent. Other nearby occupiers include Boston Tea Party, Waylands Yard and the city's top trading JD Weatherspoon.

Description

Prominent and versatile ground floor retail/leisure space at the heart of Birmingham City Centre. Maple House offers up to 6,555 sq.ft of commercial space in a highly visible and high-footfall area of the city, with large glazed frontage, corner double entrance and dedicated rear loading. Basement storage is present, maximizing the Ground Floor sales area.

Accommodation

The property is available either as a self-contained ground floor retail unit of 5,425 sq.ft with an additional basement space of 549 sq.ft, or alternatively, combined with unit 153 to create a larger single space of 6,555 sq.ft with double frontage.

	Sq.m	Sq.ft
Unit 33 (Sales)	504	5,425
Unit 33 (Ancil.)	51	549
TOTAL	555	5,974
Unit 33 & 153 (Sales)	558	6,006
Unit 33 & 153 (Ancil.)	51	549
TOTAL	609	6,555



Tenure & Rent

The property is available by way of a new eFRI lease, on terms to be agreed:

UNIT 33 – For the 5,947 sqft (total) unit we are seeking a headline rental of **£120,000 per annum, exclusive**.

UNIT 33 & 153 (combined) – For a 6,555 sqft (total) unit we are seeking a headline rental of **£135,000 per annum, exclusive**.

VAT

VAT is applicable.

Legal Costs

The incoming tenant will be responsible for their own legal costs.

EPC

C – 61. Expires January 2030.

Service Charge

The landlord of Maple House operates a service charge scheme in which all units participate. A copy of the service charge budget is available upon request.

Insurance

There is an annual insurance charge levied by the Landlord. Charge to be confirmed.

Planning

The property is currently consented for General Retail Class E) having formally been a C Store.

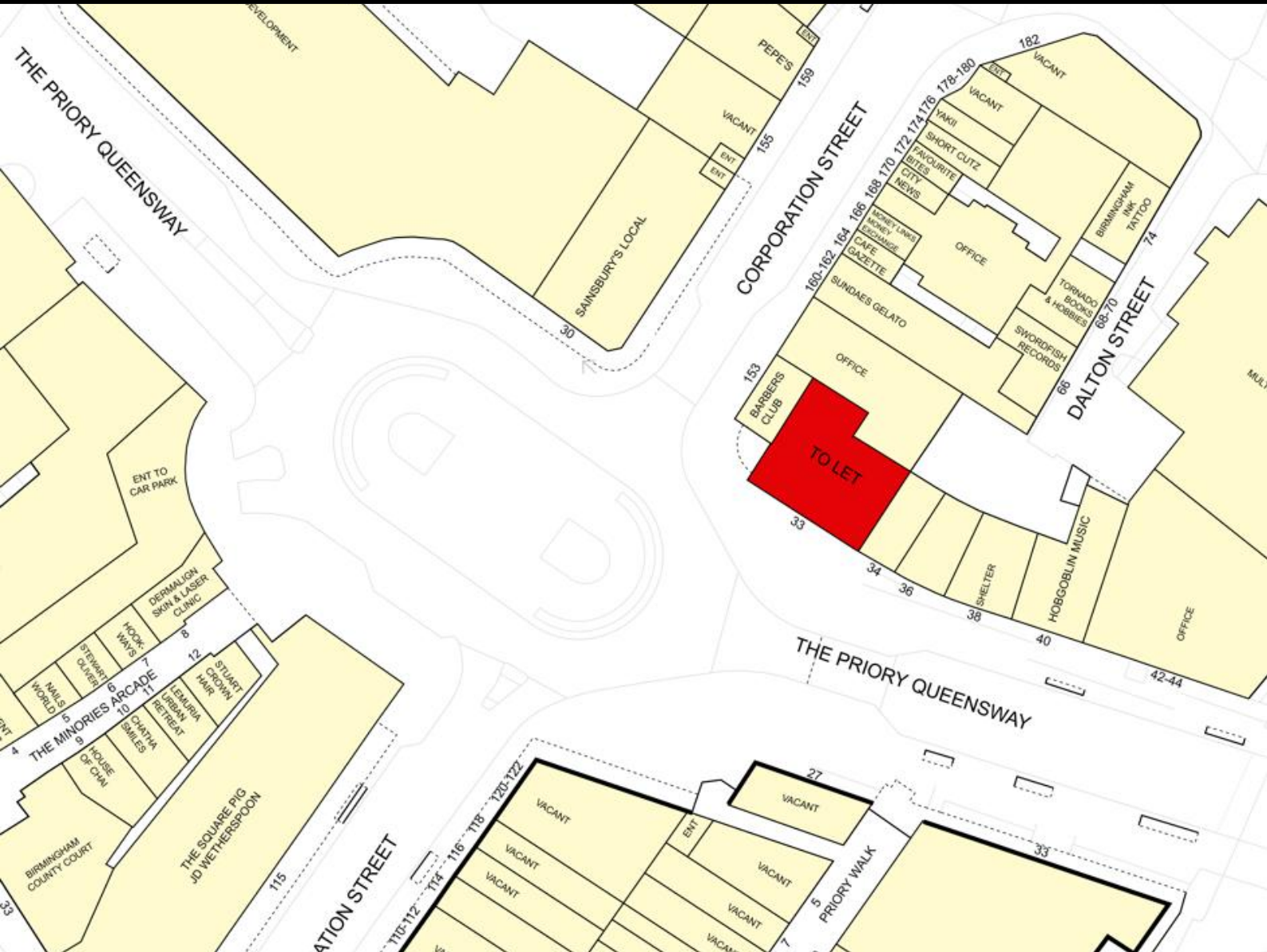
Viewings

Strictly by appointment with the Sole Retained Agents, Creative Retail.

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