

# ATTRACTIVE PERIOD PROPERTY RETAIL & RESTAURANT/LEISURE USE

37-38 Cannon Street  
Birmingham, B2 5EP



## 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 UKs dominant retailing and leisure destination.

## DESCRIPTION

This attractive Victorian property is situated on Cannon Street in Birmingham City Centre close to the intersection with New Street. The property benefits from having proximity to Grand Central Shopping Centre/New Street Station, nearby retailers include – **White Stuff, Bravissimo, Watches of Switzerland, Ecco, Hotel Chocolate, Charles Tyrwhitt, Apple, Starbucks, Tim Hortons and Tesco.**

## ACCOMODATION

The premises comprise of the following approximate floor areas:

<b>Ground Floor Sales:</b>	<b>315.40m<sup>2</sup></b>	<b>3,395 sq ft</b>
<b>First Floor:</b>	<b>293.47m<sup>2</sup></b>	<b>3,159 sq ft</b>
<b>Basement Floor Area:</b>	<b>233.09m<sup>2</sup></b>	<b>2,509 sq ft</b>

**(Property floors can be split if required)**

## TENURE

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

## EPC

Energy Performance Asset Rating of the premises currently falls within category D (81).

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

## RENT

**£130,000** per annum exclusive of rates, service charge and VAT

## RATEABLE VALUE

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

**RATEABLE VALUE** **£111,000**

We suggest that all interested parties should verify the above.

## 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

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

