

TO LET

Bank House,
138 Sherlock St, Birmingham
B5 7HF



- **Highly Prominent Corner Location**
- **Situated in popular Southside district.**
- **Total NIA 3,833 sq. ft**

LOCATION

The property is situated in Birmingham's popular Southside district, lies at the junction of Sherlock St & Gooch St and is located a short walk from Birmingham's main shopping centre.

DESCRIPTION

The premises comprise of a former bank premises with accommodation over basement, ground and first floors, along with a separate annexe and secure service yard/car park.

ACCOMODATION

The premises comprise of the following approximate dimensions:

Basement Storage 30.36 sq. m 327 sq. ft

Ground Floor

Banking Hall 101.26 sq. m 1090 sq. ft
Office 12.51 sq. m 135 sq. ft
Store 6.60 sq. m 824 sq. ft

First Floor

Office 1 12.76 sq. m 137 sq. ft
Office 2 43.48 sq. m 468 sq. ft
Office 3 14.37 sq. m 155 sq. ft
Office 4 32.23 sq. m 347 sq. ft
Office 5 11.56 sq. m 124 sq. ft
Store 8.01 sq. m 86 sq. ft
Kitchen 12.29 sq. m 132 sq. ft

Annexe 70.81 sq. m 762 sq. ft

TOTAL NIA – 356.24 sq. m 3,833 sq. ft

LEASE

The property is available by way of new full repairing and insuring lease upon terms to be agreed.

EPC

This property has an EPC rating of C (70).
A copy of the Energy Performance Certificate can be made available upon request.

RENT

£35,000pa per annum exclusive. NOTE: our client will consider letting the annexe separately.

RATEABLE VALUE

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

	Bank	Annexe
RATEABLE VALUE	£16,750	£2,000
BUS. RATES PAYABLE	£8,358 p.a.	£998 p.a.

VAT

The premises are not registered for VAT purposes.

SECURITY

It is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the Sole Retained Agents

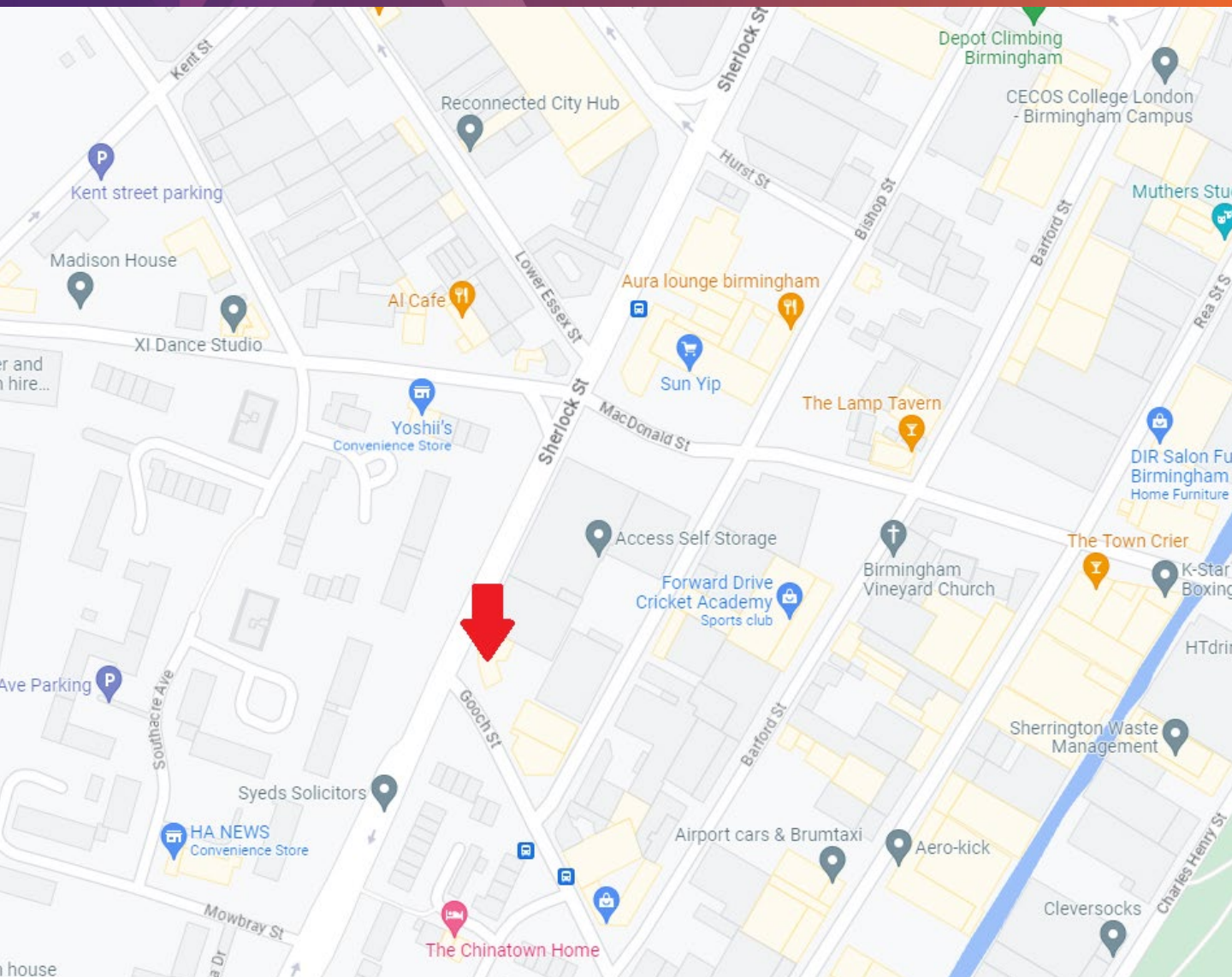
SUBJECT TO CONTRACT



CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

George Xydias

Tel: 07956 014510

Email: george@creative-retail.co.uk