

# TO LET

14 Cannon Street,  
Birmingham B2 5EP

**\*Subject to Vacant Possession\***



## LOCATION

The subject premises occupy a prominent location on Cannon Street in close proximity to New Street and Corporation Street.

Located immediately adjacent to **Toni & Guy** and the entrance to **Slaters Menswear**, other nearby retailers include, **Charles Tyrwhitt, Suit Direct and Urban Outfitters**.

## DESCRIPTION

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:

Ground Floor:	484 sq ft	45 sq m
First Floor:	711 sq ft	66 sq m
<b>Total:</b>	<b>1,195 sq ft</b>	<b>111 sq m</b>

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards

## EPC

A copy of the EPC is available upon request.

## RENT

**£35,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is an annual service charge of **£6,931.86**.

## RATEABLE VALUE

Rateable Value – **To Be Re-Assessed**

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5509.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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 Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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