

SHOP TO LET

23 Corporation Street
Birmingham
B2 4LP



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

The subject period property is in a prominent corner location where Corporation Street meets Fore Street, in Birmingham City Centre. Situated close to Grand Central, New Street Station and The Bullring Shopping Centre. Nearby occupiers include – **Cass Art, Coventry Building Society, Urban Outfitters, Optical Express** and **Apple**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor: 1,421 sq. ft 132 sq. m
Basement: 1,451 sq. ft 134 sq. m

TENURE

New lease available for a term to be agreed, subject to vacant possession.

EPC

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

RENT

£120,000 per annum exclusive.

INSURANCE

There is an annual insurance charge of **£2,069 p.a.**

SERVICE CHARGE

There is an annual service charge of **£15,806.97 p.a.**

RATEABLE VALUE

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

RATEABLE VALUE £69,000
(2023 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

VIEWINGS

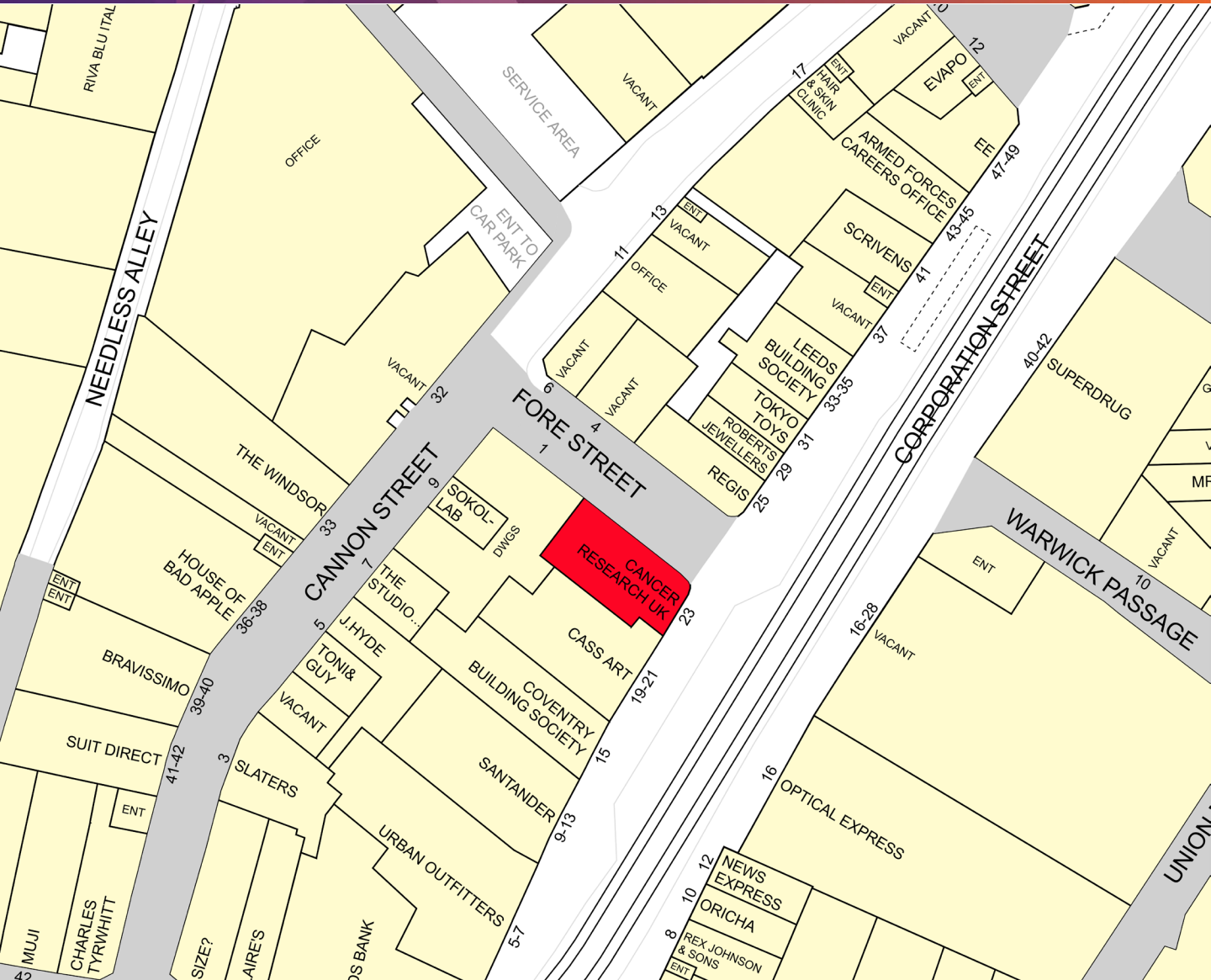
Strictly by appointment with the Joint Retained Agents – Creative Retail and Forge Commercial Property.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

SHOP TO LET

23 Corporation Street
Birmingham
B2 4LP



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell
Tel: 07793 808974

Email: ed@creative-retail.co.uk

Forge Commercial Property
Tel: 020 7190 9801