

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
Total:	1,195 sq ft	111 sq m

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 – **£29,000**

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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