

ROWLEY HUGHES 1212 7800 THOMPSON

On the instructions of Hammerson

BIRMINGHAM 104/106 CORPORATION STREET, B4 6SX LARGE STORE TO LET

WILL CONSIDER TEMPORARY LET



Location

Corporation Street is one of the main shopping streets within Birmingham City Centre and is near to the Bus Stops and close to the new Metro Station. As a result it has a strong pedestrian flow all day.

The subject premises are situated opposite the **Square Peg Public House** and near to **The Oasis Market** of independent traders. Other retailers of note within the near vicinity include **Poundland**, **Greggs**, **Post Office**, **Baguette 4 U, Big Johns**, **Subway and Perfect Home**.

Accommodation

The property comprises a shop on ground, basement, first, second, and third floors (via escalator) with the following approximate areas:-

| Ground Floor Sales | 308.50 sq.m. | (3,321 sq.ft.) |
|--------------------------------------|--------------|-----------------|
| First Floor Sales | 1063.6 sq.m | (11,450 sq.ft.) |
| Second Floor Storage | 515.3 sq.m. | (5,547 sq.ft.) |
| Third Floor Plant Room | 155.4 sq.m. | (1,673 sq.ft.) |
| Basement | 416 sq.m. | (4,478 sq.ft.) |
| Internal Storage Including Mezzanine | | |

Tenure

The premises are available by way of a new lease for a term of years to be agreed with a rolling Landlord development break from 1 Jan 2021.

Rental

On application.

Service Charge

£30,584 per annum (2017/2018), subject to annual variation.

Rating Assessment

Rateable Value (2017/2018) £96,500

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

The Energy Performance Asset Rating falls within Category C:61. A copy of the EPC is available upon request.

Viewing

Strictly by appointment with the joint agents:

Ian Hughes

Rowley Hughes Thompson

Direct Tel: 0121 212 7802 Email: ianh@rhtretail.co.uk

Adam Lazenbury

Cushman and Wakefield Tel: 0121 200 2050

Email: adam.lazenbury@cushwake.com

Updated: July 2017

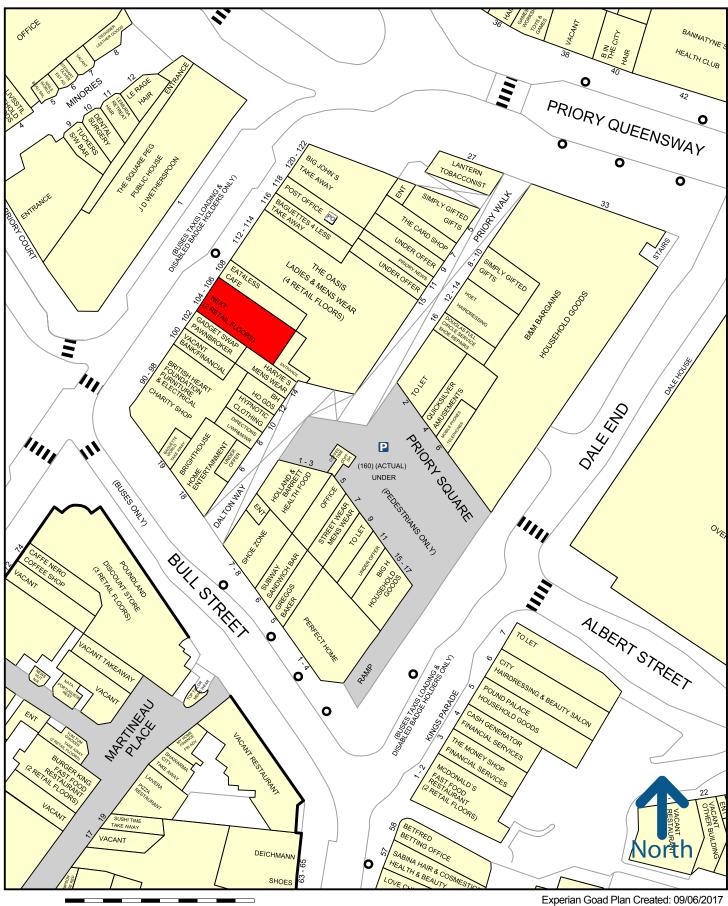
All transactions are stated exclusive of VAT.

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to teh property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessoes must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







50 metres

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