

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 Savers.**

### 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 (2019/2020), subject to annual variation.

### Rating Assessment

Rateable Value (2019/2020)	£96,500
Rate in £ (2019/20)	50.4p
Rates Payable	£48,636

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](mailto:ianh@rhtretail.co.uk)

### Adam Lazenbury

**Cushman and Wakefield**

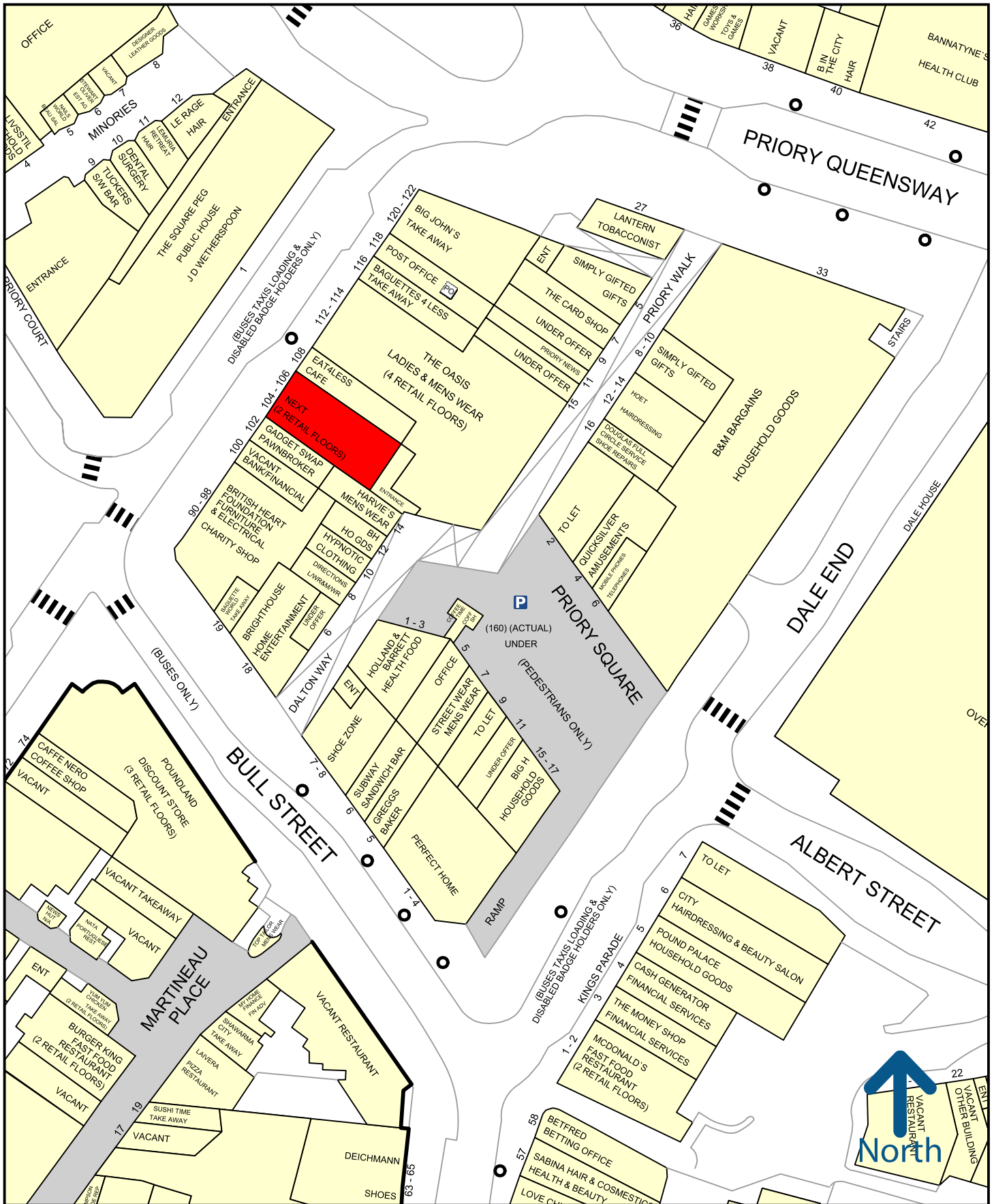
Tel: 0121 200 2050

Email: [adam.lazenbury@cushwake.com](mailto:adam.lazenbury@cushwake.com)

**Updated : June 2019**

**All transactions are stated exclusive of VAT.**

**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 09/06/2017

Created By: RHT



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