



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ

## On the instructions of Hammerson TO LET/TEMPORARY LET – 118 CORPORATION STREET, PRIORY SQUARE SHOPPING CENTRE



### Location

Corporation Street is one of the main trading areas within the Birmingham City Centre and forms part of **The Square Shopping Centre**. The subject premises are adjacent to the renowned **Oasis Market Store**. Other occupiers of note nearby include **Baguettes 4 Less** and **Savers**.

### Accommodation

The property comprises a retail premises on ground floor and mezzanine floors with the following approximate areas:-

Ground Floor Sales	117.2 sq m	1,261 sq ft
Basement	102.0 sq m	1,098 sq ft

### Tenure

The premises are available by way of a new lease with a rolling Landlord redevelopment break clause from Jan 2021.

### Rental

**£30,000** per annum exclusive of service charge, business rates, building insurance and VAT.

### Service Charge

The current service charge for the unit is £12,193 (2019/2020) pa, subject to variation.

### Rating Assessment

Rateable Value	£21,750
Rate in £ (2019/2020)	49.1p
Rates Payable	£10,679.25

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.

### Energy Performance Rating

A full EPC available upon request.

### Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

### Viewing Strictly by Appointment with the Joint Agents:

#### Ian Hughes

DD: 0121 212 7802

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

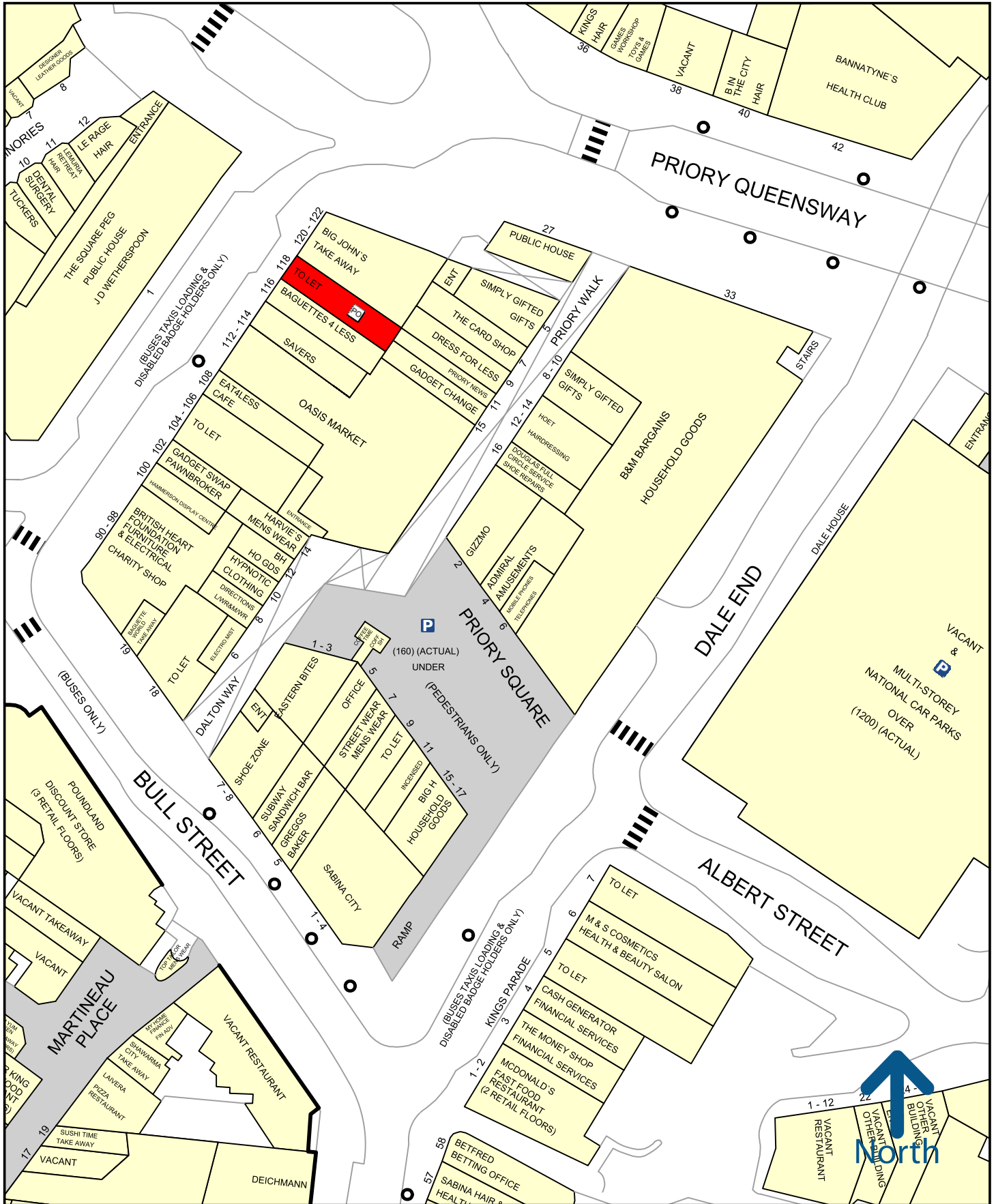
#### Adam Lazenbury

Cushman and Wakefield

Tel: 0121 200 2050

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

Date amended: January 2020. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 16/08/2019  
Created By: RHT

