

Birmingham - 12 Cannon St - Shop To Let

- **Busy retail and leisure pitch**
- **Close to White Stuff, Jigsaw, Bravisimmo & David's Bridal**
- **Potential for A3/A5, STP**

Location

The unit is located in a busy location in Birmingham City Centre, close to both New St, the city's main high street, and Corporation St, where the new tramlines are now operational. The unit is close to **Jigsaw**, **White Stuff**, and **Bravisimmo**, and **David's Bridal**.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	17 ft 6 ins	5.33 m
Ground Floor NIA	564 sq ft	52.41 sq m

Lease

The unit is available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£39,500 per annum exclusive of VAT and business rates.

Service Charge

The current annual service charge is approximately £1,434 per annum exclusive of VAT. Exact details will be provided in due course.

Timing

The property is available from approximately November 2018, and will be handed over in a shell condition, exact details to be agreed in due course.



Business Rates

The business rates have not yet been assessed, and therefore will be confirmed by the local authority in due course.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

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