

Birmingham - 12 Cannon St - Shop To Let

- **Central retail location in key part of city centre**
- **Visible from New Street**
- **Close to White Stuff, Slater Menswear, Bravisimmo & David's Bridal**

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 Street. The unit is close to **Slater Menswear**, **White Stuff**, and **Bravissimo**, and opposite **David's Bridal**.

Size

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

Internal Width	16'4"	5.0 m
Ground Floor NIA	511 sq ft	47.66 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

£26,500 per annum exclusive of VAT and business rates.

Service Charge

The current annual service charge is approximately £1,300 per annum exclusive of VAT.



Business Rates

Rateable Value **£33,000**

Interested parties should verify these 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

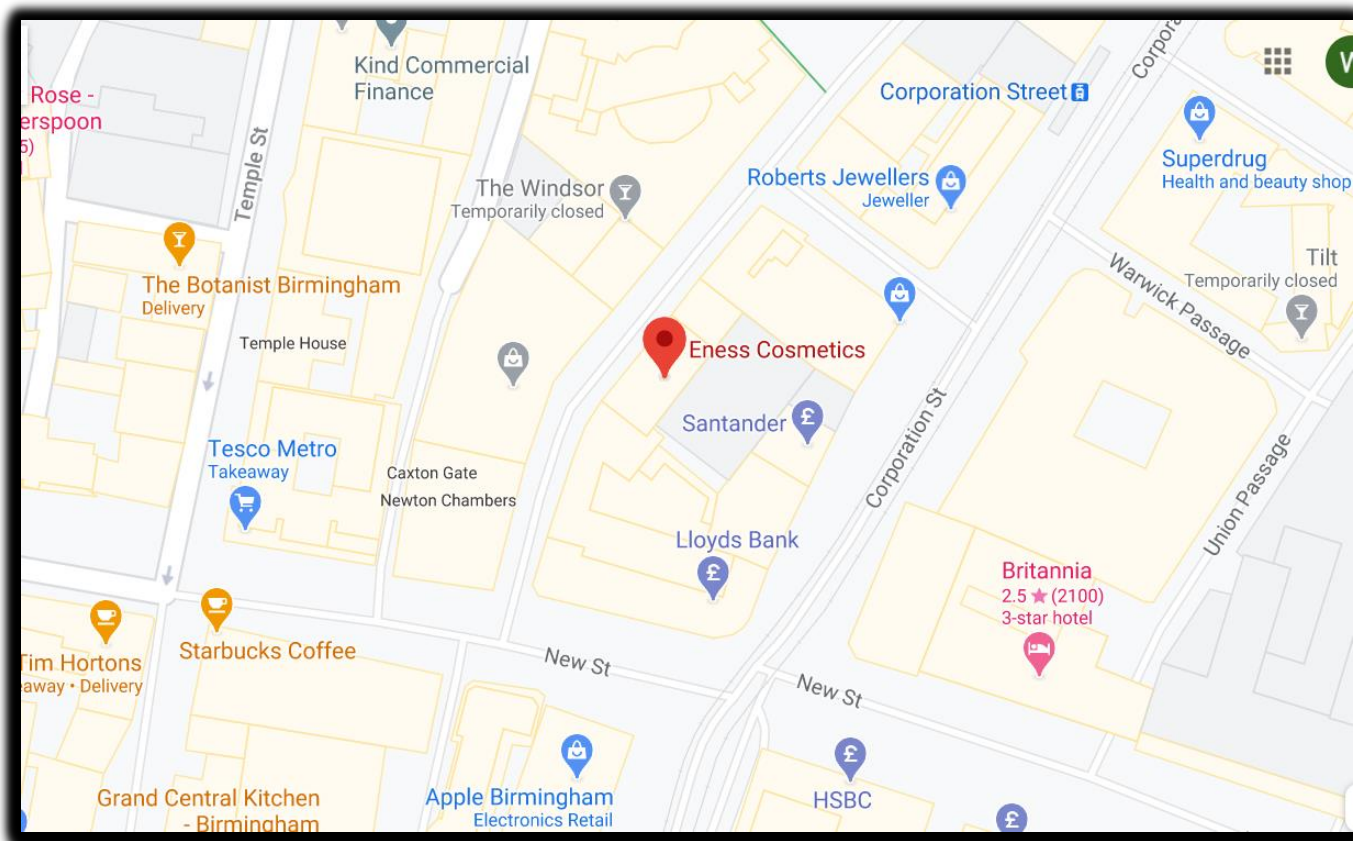
McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk

Or our joint agent Robinson Webster on 02071909801

0203 432 4300



Viewing and Further Information
Strictly by prior arrangement only with

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

[William Nelson](#)

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk

Or our joint agent Robinson Webster on 02071909801

0203 432 4300