

## Birmingham - 14 Cannon St - Shop To Let

- **Busy Location in City Centre, close to New Street**
- **Opposite White Stuff, Jigsaw and Bravissimo**
- **All Uses Considered, STPP**



### 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 tram line has opened. The unit is opposite to **Jigsaw**, **White Stuff**, and **Bravissimo**, and close to the junction with New Street, where **Apple** are located.

### Size

The property is arranged over ground and first floors, with the following approximate areas:

Internal Width	17 ft 7 ins	5.36 m
Ground Floor Sales	484 sq ft	44.97 sq m
First Floor (potential sales)	711 sq ft	66.08 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

£44,500 per annum exclusive of VAT, business rates, and service charge (£4,025 per annum).

### Business Rates

Rateable Value	£31,250
Rates Payable (per annum)	£15,406

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

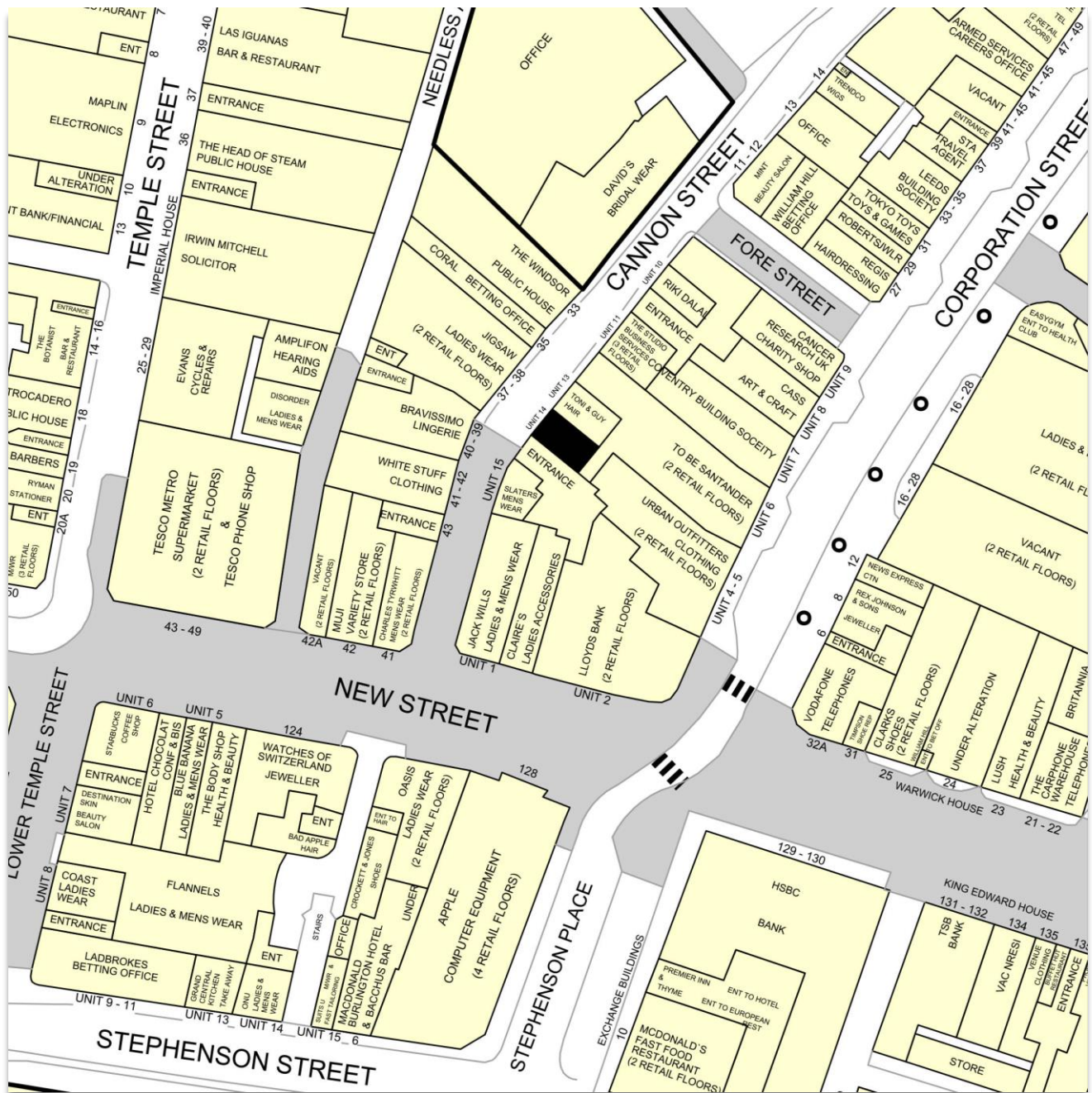
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