



A1 RETAIL SHOP TO LET

68 – 70 Dalton Street
City Centre
Birmingham
B4 7LX

Double fronted Retail premises with street frontage.



Location:

The premises is located within the larger Gazette Buildings block of properties on Corporation Street which comprises office accommodation and retail premises. Dalton Street is accessed to the rear of the block, close to the junction of Corporation Street and Newton Street.

Accommodation:

The premises comprise of a self-contained double fronted unit which consists of a main retail area, kitchen, rear room and single W/C facilities.

The premises comprise of the following approximate floor areas:

| | | |
|-------------------------|--------------------|--------------------|
| Internal Width | 29'6" | 8.99m |
| Shop Depth | 34'3" | 10.42m |
| Ground Floor Sales Area | 851ft ² | 79.1m ² |
| Ground Floor Kitchen | 55ft ² | 5.1m ² |

Use:

The premises fall within User Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The premises are not suitable for use as a café, restaurant or hot food takeaway

EPC:

The Energy Performance Asset Rating of the premises currently fall C.

Tenure:

The landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease.

Rent:

Offers are invited in excess of £12,500 per annum exclusive.

Service Charge:

The tenant will be responsible for the payment of a service charge on the property, payable by way of additional rent for the various shared services provided within the Gazette Buildings block.

Rating Assessment:

Interested parties should contact Birmingham City Council Business Rates on 0121 303 5511/5510 to verify the rates payable and whether they qualify for reduction.

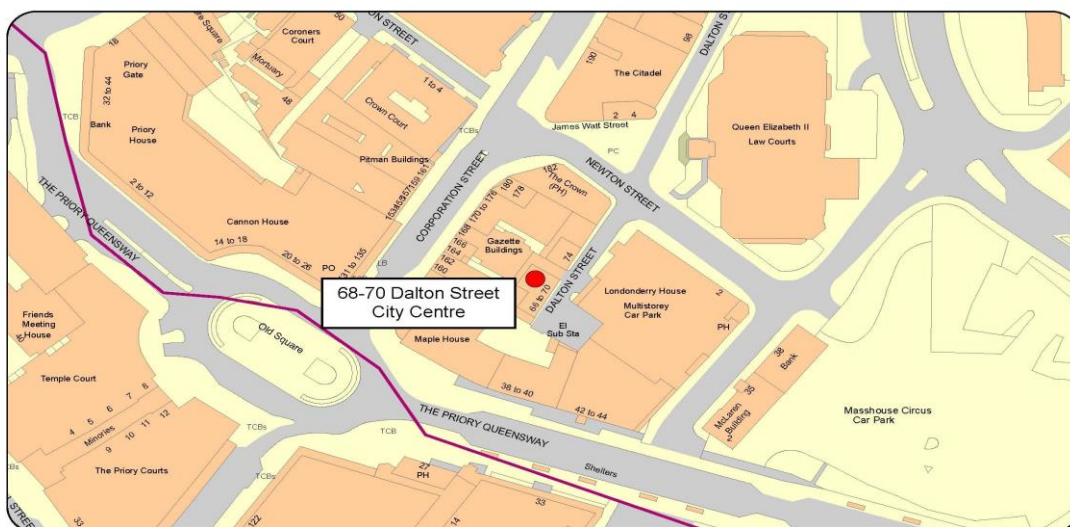
Viewings are strictly by appointment via:-

**Birmingham Property Services
Lettings Team**

Email:

bpslettings@birmingham.gov.uk

Telephone: 0121 303 3935



© Crown Copyright and database right 2012. Ordnance Survey 100021326.

You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

