

SHOP TO LET

175 Corporation Street
Birmingham
B4 6RG

City centre retail unit, may suit A1 Use.
Ground Floor retail unit.
Extensive Basement Accommodation.



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Misrepresentation Act 1967

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Location:

The premises are located on Corporation Street, between its junctions with Newton Street and Priory Queensway within close proximity to Birmingham Law Courts and Aston University.

The area is well served by public transport, with New Street, Snow Hill and Moor Street rail stations being close by, and in Corporation Street there are numerous bus stops.

Nearby retailers include Pizza Express and Boston Tea Party.

Accommodation:

The premises form part of the ground floor and basement of a five storey Grade II Listed office building known as Coleridge Chambers.

The premises comprise of the following approximate floor areas:

Internal Width	18'0"	5.49m
Shop Depth	38'5"	11.71m
Ground Floor Sales Area	729ft ²	67.72m ²
Basement	782ft ²	72.65m ²

EPC:

The premises form part of a listed building and as such an EPC is not provided for this unit.

Use:

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

Tenure and Rental:**Lease:**

The unit is available on an internal repairing and insuring lease.

Rent:

Offers are invited in **excess of £22,500 per annum exclusive.**

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.

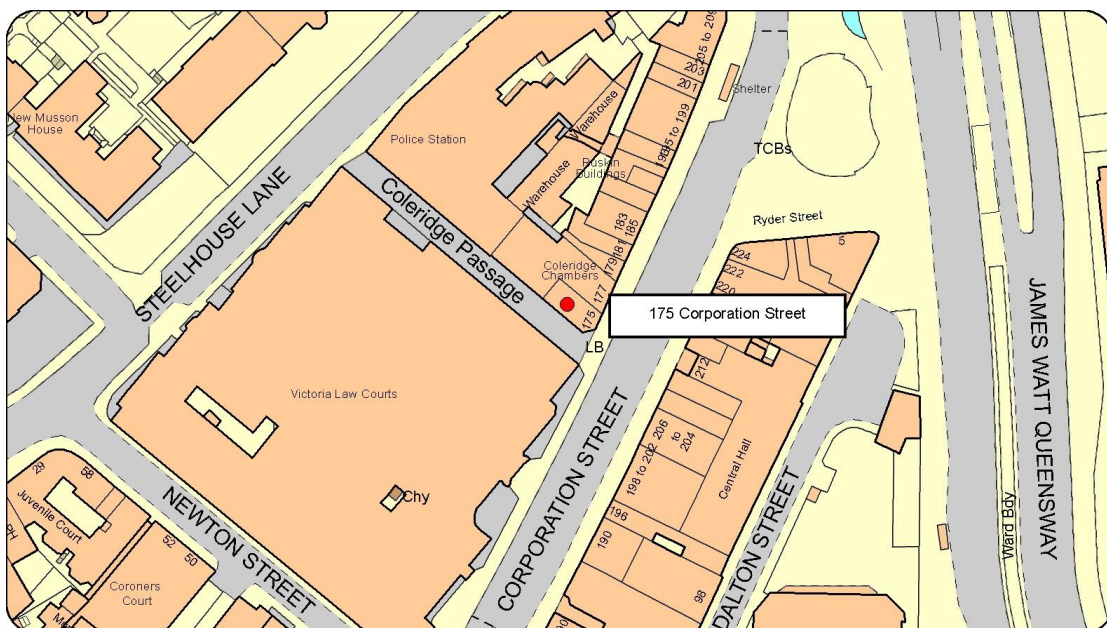
Viewings are strictly by appointment via:-

Lettings Team - Birmingham Property Services

Telephone: 0121 464 1735

Email:

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