



# SHOP TO LET

41 Corporation Street  
Birmingham  
B2 4LS

## Brief Description:

City centre retail unit suitable for A1 retail use  
Ground floor retail unit with basement storage area in a primary retail location  
within Birmingham City Centre



**Location:**

The premises are located on Corporation Street, within close proximity from the New Street Junction and Grand Central Station.

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.

**Accommodation:**

The premises comprise a ground floor sales area and basement storage area.

The sales area comprises a regular rectangular shape with a relatively narrow frontage compared to its length. There are stairs down leading to a basement storage area and staff room with a small kitchen and staff toilets.

**Approximate areas:**

Retail Zone A = 44.8 sq m / 482 sq ft  
 Retail Zone B = 46.4 sq m / 500 sq ft  
 Retail Zone C = 43.3 sq m / 466 sq ft  
 Remainder = 21.3 sq m / 229 sq ft  
 Basement = 41.7 sq m / 449 sq ft

Total area = 198 sq m / 2,100 sq ft  
 Sales area ITZA = 81 sq m / 877 sq ft

**Use:**

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

**Tenure and Rental:****EPC:**

tbc

**Lease**

The unit is available on a new five-year internal repairing and insuring lease.

**Rent:**

Offers are invited in excess of £115,000 per annum exclusive (one hundred and fifteen thousand pounds)

**Service Charge:**

The tenant will be responsible for the payment of a service charge on the property, payable by way of additional rent.

Service Charge: £719 per annum (seven hundred and nineteen pounds)

**Rating Assessment:**

We have been advised by the local authority's Business Rates section of the following Business Rates:

Rateable Value: £92,500 (ninety two thousand, five hundred pounds)

**Viewing**

Viewings are strictly by appointment via:-

**Lettings Team - Birmingham Property Services**

**Telephone: 0121 303 3941 / 0121 675 0355**

**Email:**

**bpslettings@birmingham.gov.uk**

